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WALSH COLUCCI
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March 19, 2014

Via Email

Anthony Fusarelli
Arlington County - CPHD
2100 Clarendon Boulevard, Suite 700
Arlington, VA 22201

Re: Realize Rosslyn Plan Framework

Dear Anthony:

On behalf of Vornado and Gould Property Company, I am writing to follow up some of the discussion from the Board meeting last evening since we won't get to meet with you and your team until late next week. Two specific items discussed were building height tapering policy and open space configuration at Rosslyn Plaza.

As to heights, we are encouraged by much of what we heard from the Board last night in terms of the County considering greater heights. There was also a general recognition that simply depressing building heights in some areas is a rather crude way of preserving views in Rosslyn because it results in squatty buildings that are antithetical to a nice skyline and would block views at the pedestrian level. Instead, a more nuanced approach that focuses on the importance of building form and placement while achieving a pleasing skyline is the better path forward. This approach will permit the view corridor goals for Rosslyn to be best achieved while ensuring the viability of future redevelopment with heights of 300 feet or more, consistent with all past C-O Rosslyn approvals.

As I stated in my remarks to the Board last night, our current site plan layout and park configuration for the Rosslyn Plaza PDSP, a copy of which is attached, has been carefully designed with staggered building placement to maximize views through and within the site. The attached exhibit demonstrates how such placement dramatically widens the view corridor between the core of Rosslyn and the Monumental core to the south and east. By contrast, a consolidated park on Arlington Ridge, as shown in the current Framework draft, would preclude this staggering and result in a much narrower view corridor.

In addition to achieving the view corridor goal, our proposed layout and park configuration creates a "front door" to Rosslyn Plaza that greets the core of Rosslyn rather than presents a sheer wall of buildings. The proposed central plaza provides over an acre of new open space with varied park spaces that are appropriately sized to support a sustainable and vibrant mix of retail while still creating opportunities for both active and passive recreational uses. They are also connected visually and can be programmed in a manner that invites users through

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Rosslyn Plaza and encourages interplay between the Front Door on Kent and the Esplanade along Arlington Ridge. Our goal is to create “rooms” of open space that serve different functions well. By contrast, the downside of creating too large of a consolidated space is that it becomes very difficult for retail to be visible and achieve a critical mass. Retail facing such a space oriented on Arlington Ridge Road, as proposed in the Framework, would be even more challenged and the area would always feel vastly under populated – a deathbed for vibrant retail.

For all of these reasons, we believe our proposed layout and park configuration is superior to the Framework orientation and what is in the best interests of Rosslyn. As previously requested, if Staff could advise us of specific programming goals for the open space rather than simply a target size or orientation, we would be better able to determine how to collectively meet such goals. As always, we look forward to continuing to work with everyone going forward, and we appreciate the Board’s consideration of our concerns with the Framework as currently drafted.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

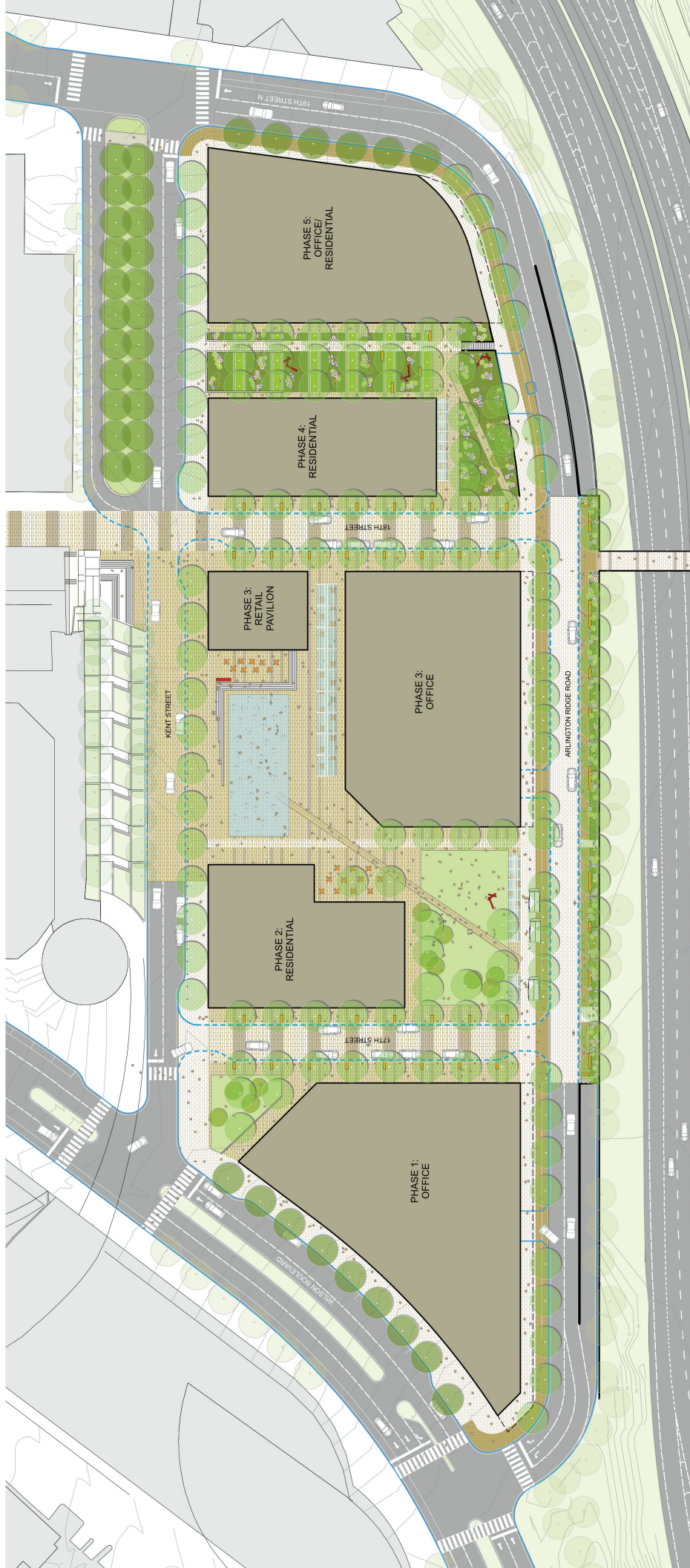
G.E. Pritchard

G. Evan Pritchard

by - M D W

Enclosure

cc: Barbara Donnellan, Robert J. Duffy, the Honorable Jay Fisette, Brian Harner, Mitch Bonanno, Mike Novotny, Kingdon Gould III, Martin D. Walsh



CURRENT SITE PLAN

ROSSLYN PLAZA
ARLINGTON VIRGINIA

OPTION 1: ILLUSTRATIVE PLAN

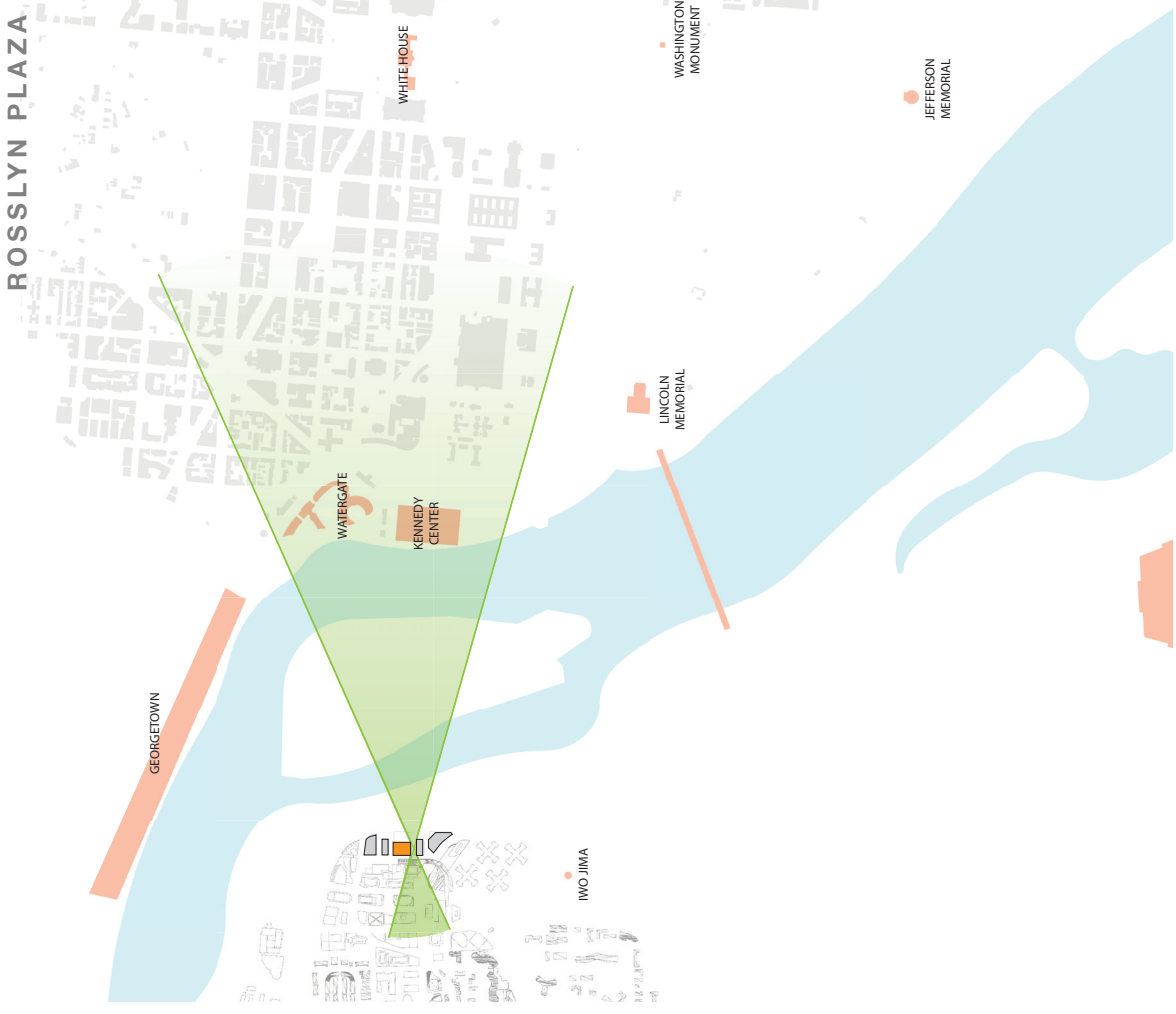


Scale: NTS

February 5, 2014

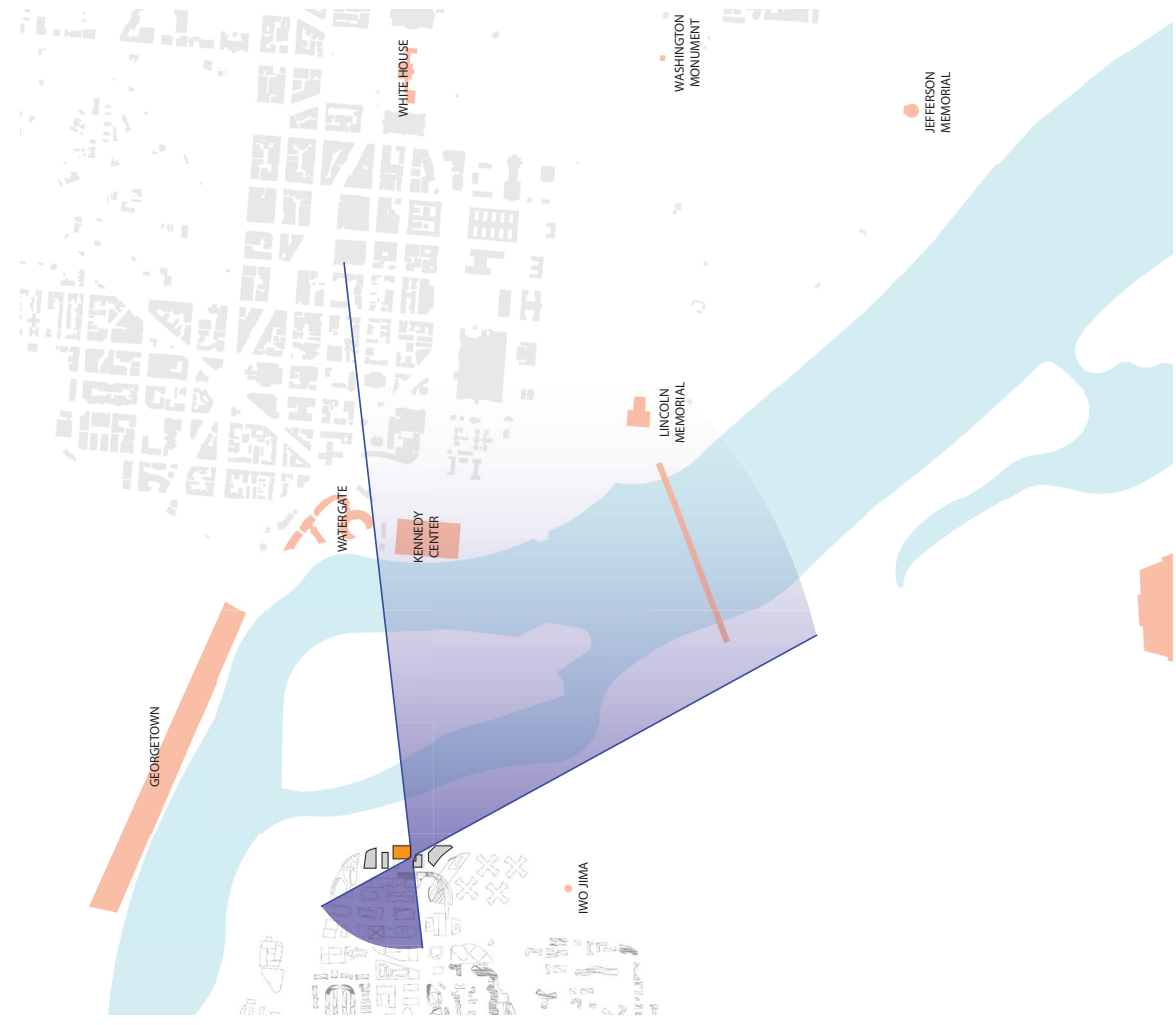
Reed Hilderbrand LLC
Landscape Architecture
REED | HILDEBRAND

ROSSLYN PLAZA



**PHASE 3 SHIFTED TO KENT
VIEW CORRIDORS BETWEEN PHASES 2 AND 3**

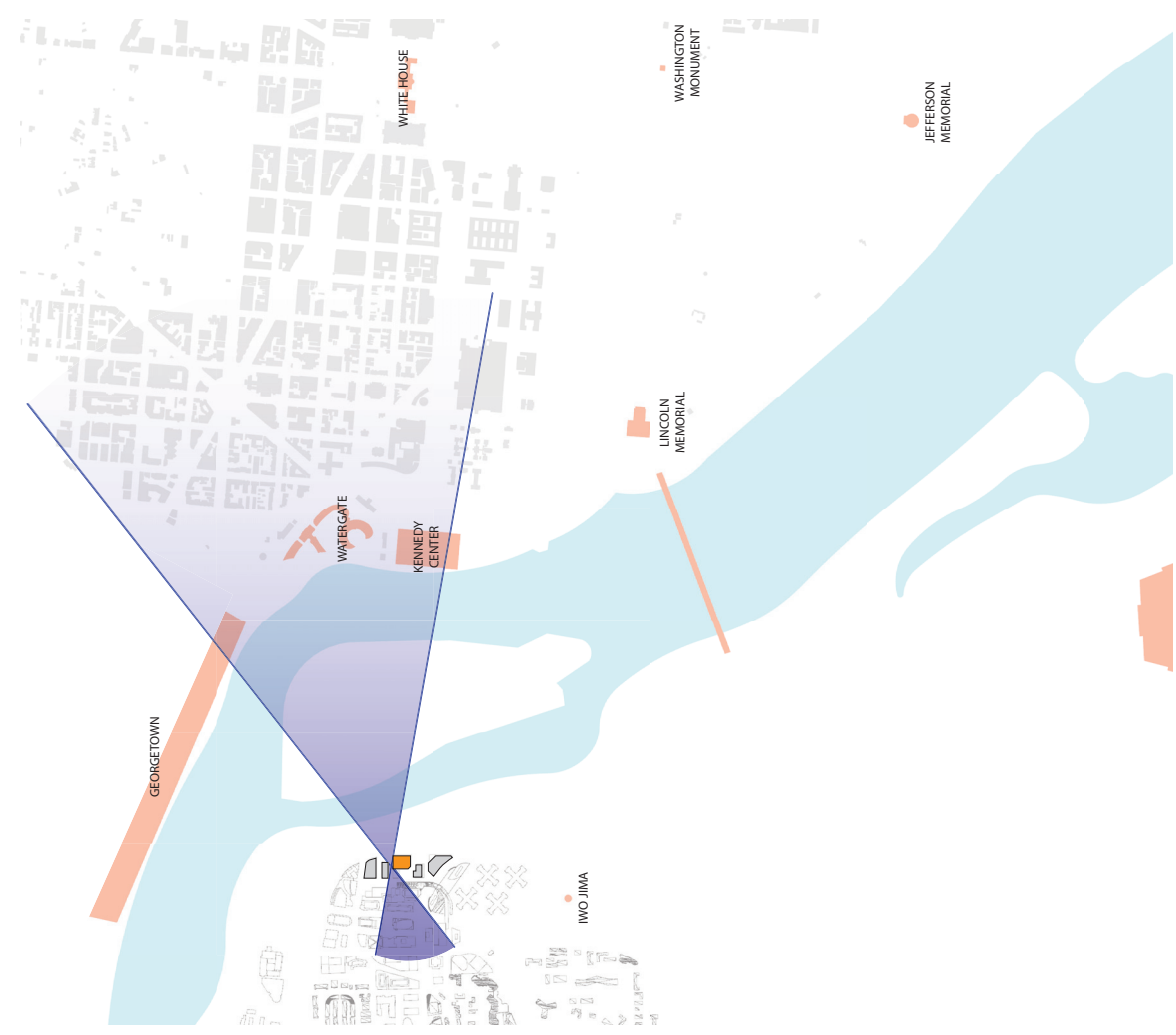
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**CURRENT SITE PLAN
VIEW CORRIDORS BETWEEN PHASES 2 AND 3**

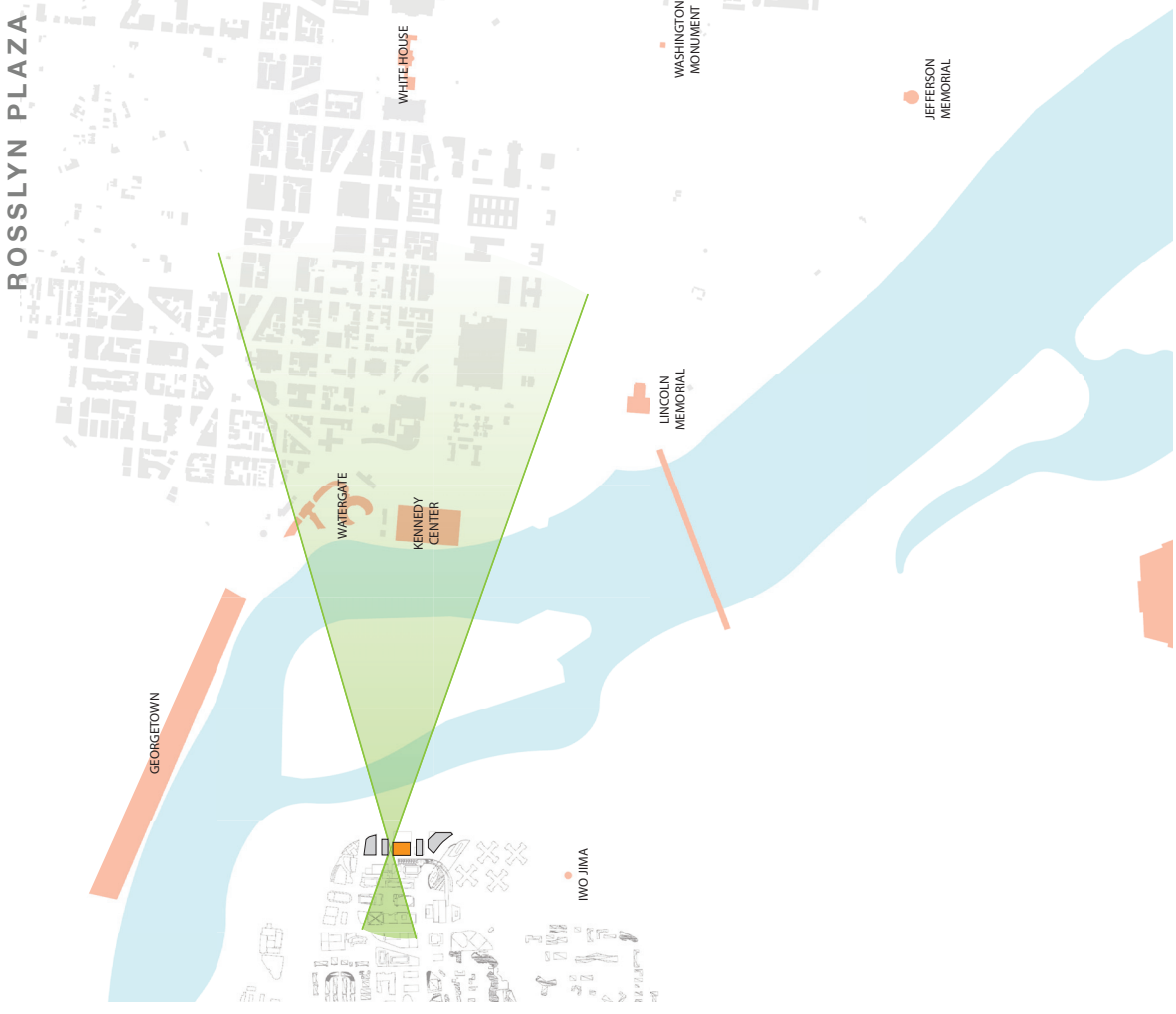
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ROSSLYN PLAZA . ARLINGTON, VIRGINIA

ROSSLYN PLAZA



**CURRENT SITE PLAN
VIEW CORRIDORS BETWEEN PHASES 3 AND 4**

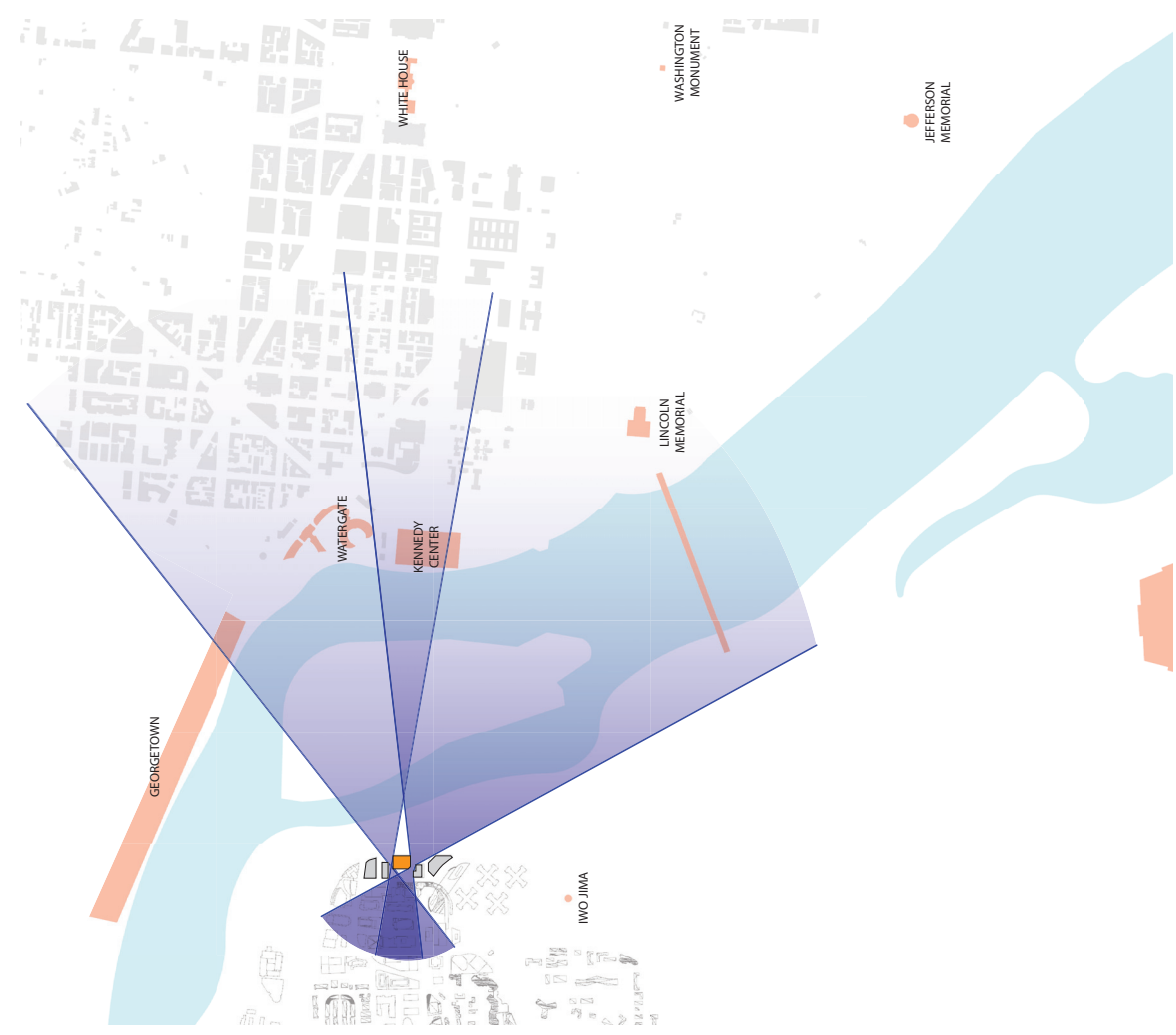
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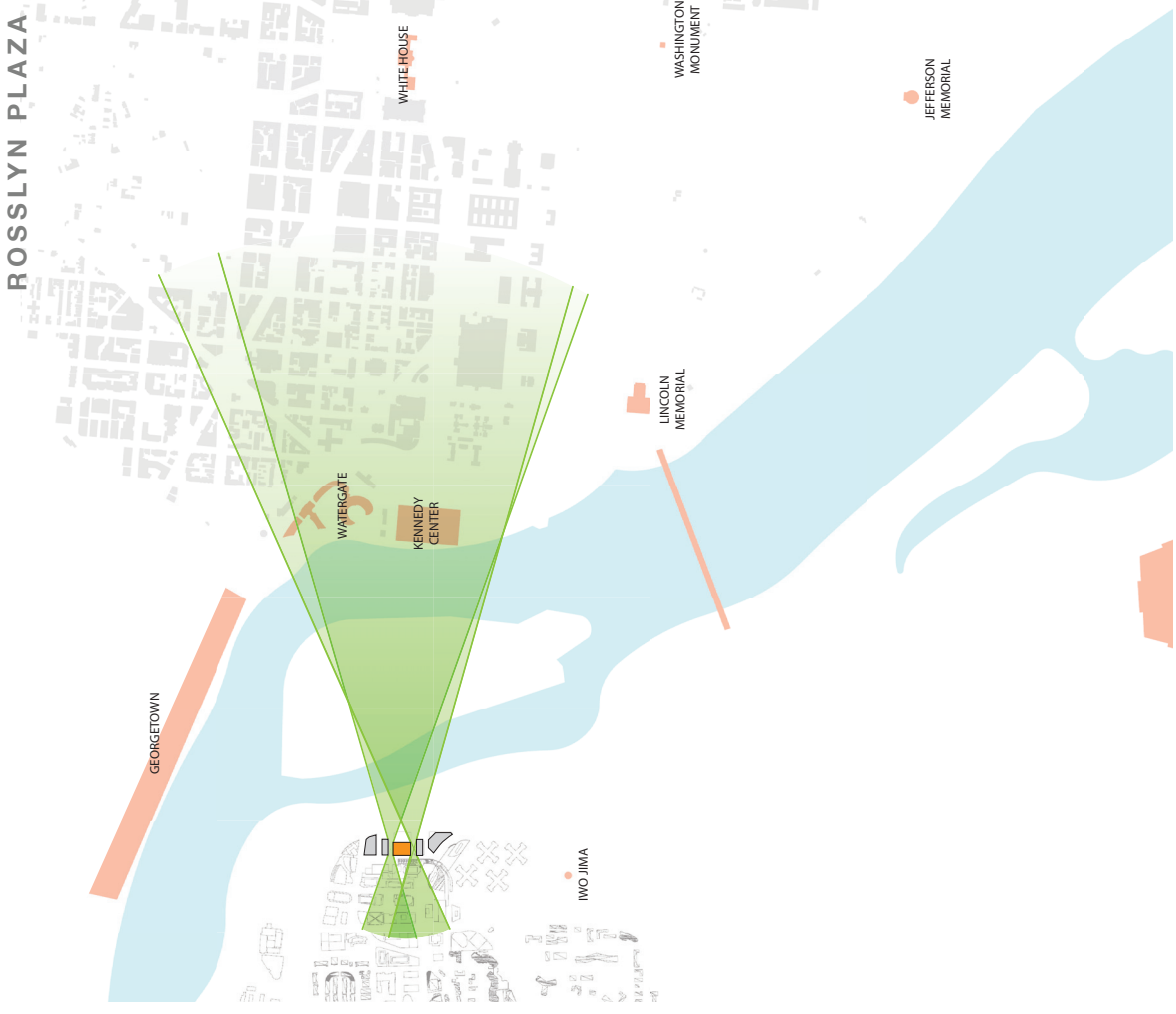
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ROSSLYN PLAZA



CURRENT SITE PLAN
VIEW CORRIDORS



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