



March 11, 2014

Honorable Jay Fisette
Chair, Arlington County Board
2100 Clarendon Boulevard, Suite 300
Arlington, Virginia 22201

Re: Realize Rosslyn

Dear Chairman Fisette:

While I was attending the Arlington County Planning Commission hearing regarding the request to advertise the Rosslyn Plan Framework, on March 5, 2014, I became aware of a letter dated March 3, 2014, from Tad Lungert, on behalf of the property owners of the Ames Center site located at 1820 N. Fort Myer Drive (the "Lungert Letter"). The Lungert Letter provided comments on the Pre-RTA Draft Rosslyn Plan Framework, dated February 24, 2014. While the aforementioned letter was directed to your attention, there are aspects of the letter that I believe require a response from Monday Properties prior to the County Board's consideration of the request to advertise on March 18, 2014.

I am very troubled by the suggestion in the Lungert Letter that Monday Properties has used their role as a member of the Rosslyn Plan Process Panel to influence aspects of the Rosslyn Sector Plan Update effort. At the direction of the County Board, the County Manager appointed a Rosslyn Plan "Process Panel" in May 2012 to work with planning staff to guide community relations and strategic direction of the Rosslyn Sector Plan Update effort. As a long-time member of the Rosslyn Business Improvement District (BID) and property owner in Rosslyn, Monday Properties was invited by the County Manager on the Process Panel to serve as a developer representative of the BID. As the County Board liaison to the Process Panel, you have observed that I, as well as, the other appointed members of the Process Panel have worked with staff and the consultant team to navigate the four topic areas within the scope of the update effort and when requested, offer feedback on the proposed revisions to the Rosslyn Sector Plan. The feedback is presented in an open and transparent public forum and left to planning staff and the consultant team to digest and refine. In my experience, planning staff and the consultant team have been readily accessible and fostered a forum to share divergent views. I believe that it is without basis to insinuate that Monday Properties role on the Process Panel has perpetuated a conflicting proposal.

Prior to the start of the Rosslyn Sector Plan Update effort, the County Board acknowledged that development proposals would likely be under consideration during the course of the Rosslyn Sector Plan Update effort. As an applicant for a special exception at 1401 Wilson Boulevard and 1400 Key Boulevard, Monday Properties has embraced the applicable and emerging aspects of the Rosslyn Sector Plan Update and responded to the suggestions of planning staff to ultimately achieve an exciting mixed-used project.

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Included among the emerging topics, is the incorporation of an extension of the 18th Street pedestrian corridor through the 1401 Wilson Boulevard/1400 Key Boulevard project. The significance of the 18th Street extension to the future of Rosslyn was acknowledged prior to the Rosslyn Sector Plan Update effort and the formation of the Process Panel. The design of the 1401 Wilson Boulevard/1400 Key Boulevard project is the result of a cooperative, but also very transparent, effort to incorporate the goals of the Rosslyn Sector Plan Update, suggestions of the Site Plan Review Committee members, and direction of planning staff. Anyone familiar with the public review to date of the 1401 Wilson Boulevard/1401 Key Boulevard special exception site plan project, has witnessed numerous refinements and iterations to the proposed design of the 18th Street pedestrian corridor that are direct queues from the Sector Plan Update effort and planning staff and intended to serve broader Rosslyn community, including the Ames Center. The efforts of Monday Properties as an applicant are in stark contrast to the unfair characterizations within the Lunger Letter. Monday Properties is committed to delivering a first-class project that is in concert with the Rosslyn Sector Plan Update and specifically reflects an alignment and design of any new sections of 18th Street that are the result of professional staff guidance, public review, and County Board consideration.

As I feel the personal and corporate accusations in the Lunger Letter are the primary focus of this correspondence to you, I will not comment at this time on the specific suggestions and objections in the Lunger Letter, relative to the alignment of the 18th Street pedestrian corridor and its alleged effect on the redevelopment potential of the Ames Center site.

Finally, as a long-term property owner in Rosslyn, Monday Properties has a shared interest to work to ensure the future success of Arlington County and specifically Rosslyn. To this point, the Rosslyn Sector Plan Update has been an exciting and community focused progression of ideas and I remain enthusiastic about the final outcome.

Please feel free to give me a call if you have any questions or would like to further discuss the items outlined above.

Best regards,

MONDAY PROPERTIES


Timothy H. Helmig
President
Chief Operating Officer

cc: Barbara Donellan, County Manager, Arlington County
Steve Cole, Chair, Arlington County Planning Commission
Brian Harner, Chair, Realize Rosslyn Process Panel
Chris Forinash, Site Plan Review Committee Chair, 1401 Wilson/1400 Key Boulevard
Anthony Fusarelli, Planner, Arlington County Department of Community Planning Housing and Development
Aaron Shriber, Planner, Arlington County Department of Community Planning Housing and Development



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WALSH COLUCCI
LUBELEY & WALSH PC

March 14, 2014

Via Hand Delivery

Chairman Jay Fisette and Board Members
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Re: Realize Rosslyn Plan Framework

Dear Chairman Fisette and Members of the County Board:

Our firm represents Vornado/Charles E. Smith and Gould Property Company, the applicants for the pending Rosslyn Plaza Phased Development Site Plan (PDSP) application, which was accepted by the County Manager for processing in February of 2012. I am writing to express our concerns regarding the draft Rosslyn Plan Framework (the "Framework") that is currently scheduled for a Request to Advertise (RTA) hearing before the County Board on March 18, 2014.

Our primary concern with the Framework relates to the depiction of consolidated park and open spaces on the Rosslyn Plaza property adjacent to Arlington Ridge Road in Map P1 on page 31 and the illustrative drawing on page 19. We believe both of these illustrations should be removed from the Framework prior to adoption.

The park configuration shown in these illustrations greatly conflicts with the open spaces shown in our pending PDSP application, which were all thoughtfully designed to provide first class public open space, maximize view corridors from within and from adjacent properties, and support active retail uses where none exist today. Our concern is that these depictions, if adopted as part of the Framework, will greatly complicate or further halt the review of both our pending PDSP application, which we continue to discuss and refine with staff, as well as future final site plan applications under the proposed PDSP. This could have devastating consequences for the timing and even the likelihood of redevelopment. We have additional concerns with the Framework as currently drafted that are attached here for your reference.

We applaud the efforts of the Process Panel to date, however, we regret that up to now neither our applicant team nor the Rosslyn Plaza owners have been permitted to directly engage in the Process Panel's discussions. We have attended all of the "public" Process Panel meetings and workshops, the last of which was held on December 11, 2013. Unfortunately, we were specifically denied our request to attend the several "private" Process Panel meetings held in January and February which resulted in the latest draft Framework. The issues of our concern were not part of the Framework until this latest draft.

ATTORNEYS AT LAW

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Since the last public Process Panel meeting in December, the Framework was expanded from six (6) pages to forty-two (42) pages. Upon receiving this draft, we immediately communicated our Framework concerns to staff. On February 27, 2014, we provided our written comments on the Framework to County staff and members of the Planning Commission's Long Range Planning Committee (LRPC), including Process Panel Chair Brian Harner, for the LRPC meeting that evening. Our comments were not noted, discussed, or in any way addressed at the LRPC meeting, Planning Commission meeting on the RTA for this matter held on March 5, or in the Planning Commission's letter to the Board dated March 7.

We also met with staff on February 28, 2014, to discuss our concerns regarding the process and lack of opportunity for input prior to the various RTA hearings for the Framework. We are quite frankly dismayed that our comments were not included in Staff's comment matrix for discussion at Planning Commission after we were given assurances that they would be addressed along with our process concerns.

We look forward to continuing to work with County staff and the Process Panel 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. Evan Pritchard

Enclosure

cc: Planning Commission Members, Barbara Donnellan, Robert J. Duffy, Anthony Fusarelli, Mitch Bonanno, Mike Novotny, Kingdon Gould III, Martin D. Walsh

Vornado/Charles E. Smith/Gould Property Company

Comments on Draft Framework 2-24-2014

General:

The document does not address economic development, financial feasibility, nor the underlying principles of CO-Rosslyn to encourage and incentivize redevelopment through increased height and density, with resulting community benefits. This should be included with a description of how this framework either supports or intends to amend those underlying principles. Lower heights and increasing view corridors will likely compromise the economic goals established for CO-Rosslyn. An economic analysis should be performed for consideration prior to adoption.

The current tapering principles of CO-Rosslyn are to taper from the metro towards the single family neighborhoods, not simply taper in a cylindrical cone manner as the document implies. This should be clarified as also evidenced by several CO-Rosslyn approved redevelopment projects.

As in all similar scale/scope planning endeavors, there needs to be up-front language about allowing flexibility to deviate from the described vision in consideration of actual circumstances, market conditions, and existing conditions that cannot possibly be known or fleshed through in a planning process.

The designation of Arlington Ridge Road as "River Edge" is misleading. The river is not visible from either Arlington Ridge Road or Kent Street elevations. This also needs to be clarified in Plan Foundation opportunity number 1 in regards to programming "public spaces at Rosslyn's edges to embrace the Potomac River landscape". This implies views that do not exist from ground level "River Edge" designated areas.

The Policy Directives and accompanying maps seem final. What is the economic, FAR, and height impact on future CO-Rosslyn developments?

By Page:

PP. 6-7 – Plan Foundation number 7 seems extremely specific and financially infeasible to single out Rosslyn Plaza as the sole area for increased variety of building height, form and architecture in all of Rosslyn. If the intent is merely to identify Rosslyn Plaza as one example of a site where this could occur, then that should be more clearly stated in the text and on Map 2.

P. 11 - 18th Street as well as many of the other perspective drawings seem very detailed and prescriptive for this level of planning. They should be noted as illustrative only.

P. 15 – "New skywalks" are referenced. Do we really want to create new ones at a time when they are being removed elsewhere? We recommend removing this reference.

P. 19 – Shows an infeasible configuration for Rosslyn Plaza and goes so far as to point to specific buildings for use as "premier housing, workplace and hotel..." and upper level public viewpoints. This needs to be removed so as to not inappropriately influence a PDSP currently under review. Also the graphic implies views of the Potomac when such views do not exist from that "Esplanade" level.

PP. 13, 32, 39 - View corridor – The term “public views” needs to be clarified. Historically, it has been County policy to not protect private views from buildings. Such policy has been demonstrated time and time again with the approval of CO-Rosslyn redevelopment projects. Again, what is the trade-off of proposed view corridors to future economic development and ensuing community benefits potential?

P. 29 - Several aspects of the T5-Bike Facility Map conflict with the pending PDSP:

- Wilson Blvd calls for a Cycle Track.
- Arlington Ridge road calls for a dedicated Off-Street Trail.
- 18th Street calls for a dedicated Off-Street Trail between Kent Street and Arlington Ridge Road.
- Kent Street calls for a dedicated Off-Street Trail. If this is intended to refer only to Freedom Park, that point should be clarified.

P. 31 – The configuration and size of the open space identified at Rosslyn Plaza is not realistic from a financial feasibility perspective.

P. 35 – The retail locations and recommendations seem extremely detailed and prescriptive. Has any retail study been performed which supports these recommendations?



ARLINGTON TEMPLE UNITED METHODIST CHURCH AND COMMUNITY CENTER

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MINISTER
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March 18, 2014

Honorable Jay Fisetto
Chair
Arlington County Board
2100 Clarendon Blvd. Suite 300
Arlington, VA 22201

RE: Realize Rosslyn – Alignment of 18th Street

Dear Chairman Fisetto:

We are writing to you on behalf of Arlington Temple United Methodist Church. Arlington Temple UMC is the only church building in the heart of Rosslyn, and has been an important part of this community since the church was formed in 1971, built on land donated by William Ames. The church began with a vision of becoming a “gathering place” for the Rosslyn community, a place that could serve as both church and community center. Today Arlington Temple is a place where we worship along with two other Christian congregations and a Muslim prayer group; where our homeless neighbors can come during the day for warmth, a simple meal, and to meet with a social worker from A-SPAN; and where different organizations and community groups from Alcoholics Anonymous to the US Postal Service use our space for meetings and events.

It has recently come to our attention that Arlington Temple is likely to be affected by the Rosslyn Sector Plan Update, or Realize Rosslyn, and especially by the construction of a new, pedestrian-friendly extension of 18th Street. After reviewing the Rosslyn Plan Framework document dated February 24, 2014, we wish to express our support for the proposed alignment of 18th Street shown in that document. It has also very recently been brought to our attention that Monday Properties has developed a site plan with a proposed re-alignment of 18th Street, which seems to violate the Rosslyn Plan Framework. We wish to express our concern regarding this possibility.

The original plan shown in the Rosslyn Plan Framework shows the new 18th street pedestrian corridor as a straight line from Oak Street to Ft. Myer Drive. According to this plan, the corridor would bisect the Ames property next door to the church, transforming it into two buildable lots. Arlington Temple UMC would remain adjacent to the northernmost lot of the Ames property, allowing us to preserve our historic and practical relationship with the owners and managers of that property.

If the new 18th street corridor were realigned according to the site plan put forth by Monday Properties, in apparent opposition to the Rosslyn Plan Framework, it would then run directly adjacent to Arlington Temple, cutting us off from our neighbors and creating a small “island” block for only the church. We have grave concerns about the implications of this plan:

- We depend on our neighbors from the Ames property for access to parking. The church does not have and is not in a position to provide parking of its own. We use the Ames garage for Sunday worship, weekday evening meetings, and special events. If we were cut off from that property by the new 18th Street corridor, church parking would become, at best, less accessible for members of our congregation and community. It would also make it difficult to preserve the relationship that has existed between Arlington Temple and the Ames property since William Ames donated property to us, further endangering our parking options.
- We have yet to realize the full implications of the church becoming an “island” on a block by itself. While this plan for 18th street would bring pedestrians directly past our door, we do not believe that such isolation would benefit us overall. We fear that this realignment plan, which leaves the church without adjacent neighbors, could too easily be followed by a declaration of condemnation for public use and confiscation.
- Either alignment of 18th Street will likely mean that some redevelopment of the church lies in our future. We are eager to explore the possibilities in conjunction with the planned redevelopment of the Ames property next door. If, however, 18th Street is aligned in such a way as to separate us from the Ames property, we would be left to plan and fund any redevelopment on our own. We would be limited in our use of space, but more importantly, we are simply not in a financial position to be able to redevelop without the help and cooperation of our neighbors. We fear being left with a front entrance meant for access from the skywalk, no more skywalk, and no financially feasible way to fix that!
- We are also concerned about the redevelopment’s implications for the gas station under our church building. Besides making us a community landmark, the gas station is the church’s main source of financial stability. Once again, if redevelopment becomes necessary for Arlington Temple as a part of the Realize Rosslyn plan, it can only realistically happen with us remaining adjacent to the northern part of the Ames property.

We regret that Arlington Temple UMC has not been directly invited to take part in this conversation or made aware of how the differing visions for the new 18th Street corridor might affect our ministry in this community. Since 1971 we have played an important role in the Rosslyn community, providing a space that welcomes our neighbors of different faiths, cultural backgrounds, and income levels, and reaching out to our neighbors beyond these walls in service and ministry to the community. We hope to be able to continue to be a community gathering place and to grow in our ministry to Rosslyn well into the future. Therefore we ask that any version of the Rosslyn Plan Framework that is adopted include a plan

for the straight alignment of 18th Street from Oak Street to Ft. Myer Drive, leaving Arlington Temple adjacent to the Ames property.

Sincerely,

A handwritten signature in cursive script, appearing to read "Allie Rosner". The signature is written in a light grey or blue ink.

Rev. Allie Rosner, Pastor

Don Lassell, Chair of Trustees

March 12, 2014

Via Email

Mr. Anthony Fusarelli, Jr.
Arlington County Planner
Department of Community Planning Housing and Development
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201

CC: Arlington County Board
CC: Barbara Donellan, County Manager
CC: Kelly Cornell, Arlington County Planner

RE: Realize Rosslyn Pre-RTA Draft Policy Framework

Mr. Fusarelli,

The Arlington County Bicycle Advisory Committee (“BAC”) greatly appreciates the strides being made in the Realize Rosslyn Draft Policy Framework in regards to improved bicycle facilities in Rosslyn, especially the provision cycle tracks and new off-street trails.

However, the BAC is extremely concerned that the framework does not address the escalating conflicts at the intersection of Lee Highway and Lynn Street between cyclists, motorists and pedestrians. Huge numbers of vehicles pass through this intersection on their way to the Key Bridge and DC as well as 6,000+ pedestrians and cyclists per day in nice weather (per Arlington County Trail Counters). This intersection is one of the top locations for bicycle and pedestrian injuries and has been for many years.

In 2011, when three cyclists were injured there within the span of a single week, the BAC held a meeting with numerous Arlington County Transportation Staff to talk about this intersection and we’ve seen little to no progress to-date. The only announced project to address the intersection (the N Lynn Street Esplanade and Lee Highway/Custis Trail Safety Improvements) will make only minor improvements to visibility and has been repeatedly delayed; in 2011 we were told it would begin construction in 2013.

This intersection needs a long-term fix. It may need to be a tunnel (as investigated as part of the Rosslyn Circle Study), or maybe there is a more creative solution. Perhaps the Air Rights project over I-66 that is being contemplated can be used to find a good solution, but nonetheless this is Rosslyn’s #1 bike problem and it must be addressed as a matter of policy in any updated Rosslyn Sector Plan. The Rosslyn Sector Plan is our vision for Rosslyn for the next 20 years. That vision cannot include another 20 years of unsafe conditions at the so-called “Intersection of Doom.”

I will be attending the ‘Realize Rosslyn’ Workshop tonight to share the BAC’s opinion on this in-person as well as at the County Board’s meeting next Tuesday.

Sincerely,

Jakob Wolf-Barnett
Chair, Arlington County Bicycle Advisory Committee

Bicycle Advisory Commission Suggested Changes to the Realize Rosslyn Pre-RTA Plan Framework to address the safety problems at the intersection of Lee Highway and Lynn Street

1) Add an additional policy directive under the Transportation Heading reading:

Improve the safety and efficiency of the intersection of Lynn St, Lee Highway and the Custis Trail to clearly separate transportation modes and provide safe routes for pedestrians and cyclists to access Rosslyn, Georgetown, the Mount Vernon Trail via Roosevelt Island and North Arlington via the Custis Trail.

2) Edit the existing T10 policy directive on page 29 to read (new language underlined):

Expand and enhance the system of bike facilities in and around Rosslyn, including the addition of protected bike lanes/cycle tracks, mode separated off-street trails and new connections to surrounding federal parkland and regional destinations, as shown in Map T5 (Bike Facilities).

3) Edit the existing description of "Off Street Trail" on page 29 to read (new language underlined):

A facility exclusively for non-motorized travel that is outside the roadway and physically separated from motorized traffic by an open space, either within the street right-of-way or within an independent right-of-way, and that provides ample space for safe separation of cyclists from pedestrians.