

ROSSLYN SECTOR PLAN TRANSFORMATIONAL ELEMENTS

MAY 20, 2015

Optimizing the Mix of People and Uses

- Achieving Optimal/Possible Land Use Balance – ultimately people will make Rosslyn succeed or fail. Ensuring balanced mixed use is key to this.
- Ensuring a Civic Presence – local “energy” is a critical placemaking attribute often created by a blend of great public spaces and great private and public places. In Rosslyn, Artisphere has been the central public space. Going forward, it will be important to ensure that the observation deck, the boathouse, the new school and fire house at the WRAPS site and other public places (a library?), continue to ensure a central public place presence in Rosslyn.

Creating a Great Ground-Level Experience:

- 18th Street – impact is proportional to degree to which it is pedestrian/bike as opposed to vehicle oriented. Extending experience to N. Quinn St. is also important.
- Esplanade – As a destination, it offers a possibly important new place to go. By improving pedestrian and bicycle connections breaks down some barriers that have isolated Rosslyn and will tie it better to the community, both to the north and south.
- Wider, more accommodating, tree-lined sidewalks/replacement of the skywalk system – Rosslyn can become entirely a system of park-like streets.
- Eliminating the Ft. Myer Drive Tunnel – removes a physical and psychological barrier that rives Rosslyn. Improves integration of the core of Rosslyn and its surrounding residential neighborhoods
- Gateway Park Rebirth – Can be a much improved destination play, rest and stay place.
- Air Rights Development – Arlington has long been separated from its riverfront. Development over I-66 would help begin to bridge the distance. It would also create an opportunity to greatly communicate Rosslyn’s vibrancy.

Creating a Great Above Ground-Level Experience

- Observation Deck – Promises to bring great activity to Rosslyn at the street level. Offers significant increment in patronage to Rosslyn stores and restaurants. However, could be seriously degraded if views are not of the highest quality, are obstructed or rooftop design standards significantly clutter up-close experience.
- Peaks and Valleys Heights Plan – Views are critical to attract tenants to all residential and office buildings, not just those on the edge. Avoiding a Great Wall of Rosslyn is essential. A peaks and valleys approach to heights that promises the best views from the most places (especially at the tops of buildings) in Rosslyn and a great skyline for those seeing Rosslyn a distance.
- A New Freedom Park – A potentially wonderful destination with extraordinary views, the potential for great dining, and as an activity space. Programming and design are vital for success.
- An “Attracting” Skyline – Arriving in Manhattan from virtually any direction, one is drawn by the drama of the place’s skyline – not just visually appealing, but also an important invitation to come and enjoy the place. Rosslyn’s skyline can have the same effect – attractive from afar and attracting people to visit and enjoy.

Great New Ways to Get to and Around Rosslyn

- Two-way Lynn St. and Ft. Myer Drive – in reality and symbolically, says Rosslyn is a place for people to be at the ground level. Also caters to those coming to and not just those going through Rosslyn.
- Central Bike Parking Facility – symbolically says Rosslyn is a bicycle friendly place. Encourages non-vehicular transportation. Easily accommodated in existing facilities.
- A Second Metro Station – A New Connection to D.C. - WMATA’s Momentum plan calls for a second Metro station along Ft. Myer Drive. In addition, the line that would use this station would likely cross into D.C. via a new tunnel. This planning should be embraced and reflected completely in the draft sector plan.