

Realizing Rosslyn:

a new era of opportunity

**Rosslyn Process Panel Subcommittee
on Parks and Open Space Meeting #1**

September 22, 2014



AGENDA

1. **Welcome** / Subcommittee introductions, role, goals, Realize Rosslyn process overview 10 min.
2. **Existing parks/open space context** 10 min.
3. **The Rosslyn Plan framework** / Parks & open space overview 5 min.
4. **Rosslyn park spaces** / Overview of types, identities 60 min.
5. **The “game changers”** / Details on transformative places 60 min.
6. **Next steps** 5 min.

INTRODUCTIONS

Members of the Subcommittee on Parks and Open Space

- Paul Holland (Chair) RPP / Park and Rec. Commission (PRC)
- Katie Elmore RPP / North Rosslyn CA
- Caroline Haynes PRC / Urban Forestry Commission (UFC)
- Peter Hage PRC
- Elizabeth Gearin PRC
- Karen Kumm Morris Planning Commission / UFC
- Steve Campbell Radnor/Ft. Myer Heights CA / UFC
- Jon Hensley Arts Commission / Public Art Committee
- Mike Novotny Rosslyn Plaza
- Peter Greenwald Rosslyn BID
- Sherri Greene Rosslyn BID

Subcommittee Role / Goals

- At an important point in the process to formulate detailed recommendations & specific guidance for the challenging implementation of preferred vision
- Primary goal of subcommittee is to provide input on key questions and issues posed to the group, pertaining to Parks and Open Space component of Rosslyn Sector Plan Update
- Review information/materials produced by staff/consultant team, generally in advance of meetings (*and ask questions where needed!*)
- While general agreement among group would be great goal, full consensus not a requirement - group input will help inform/shape end product
- Complete work in 2 meetings between September – October

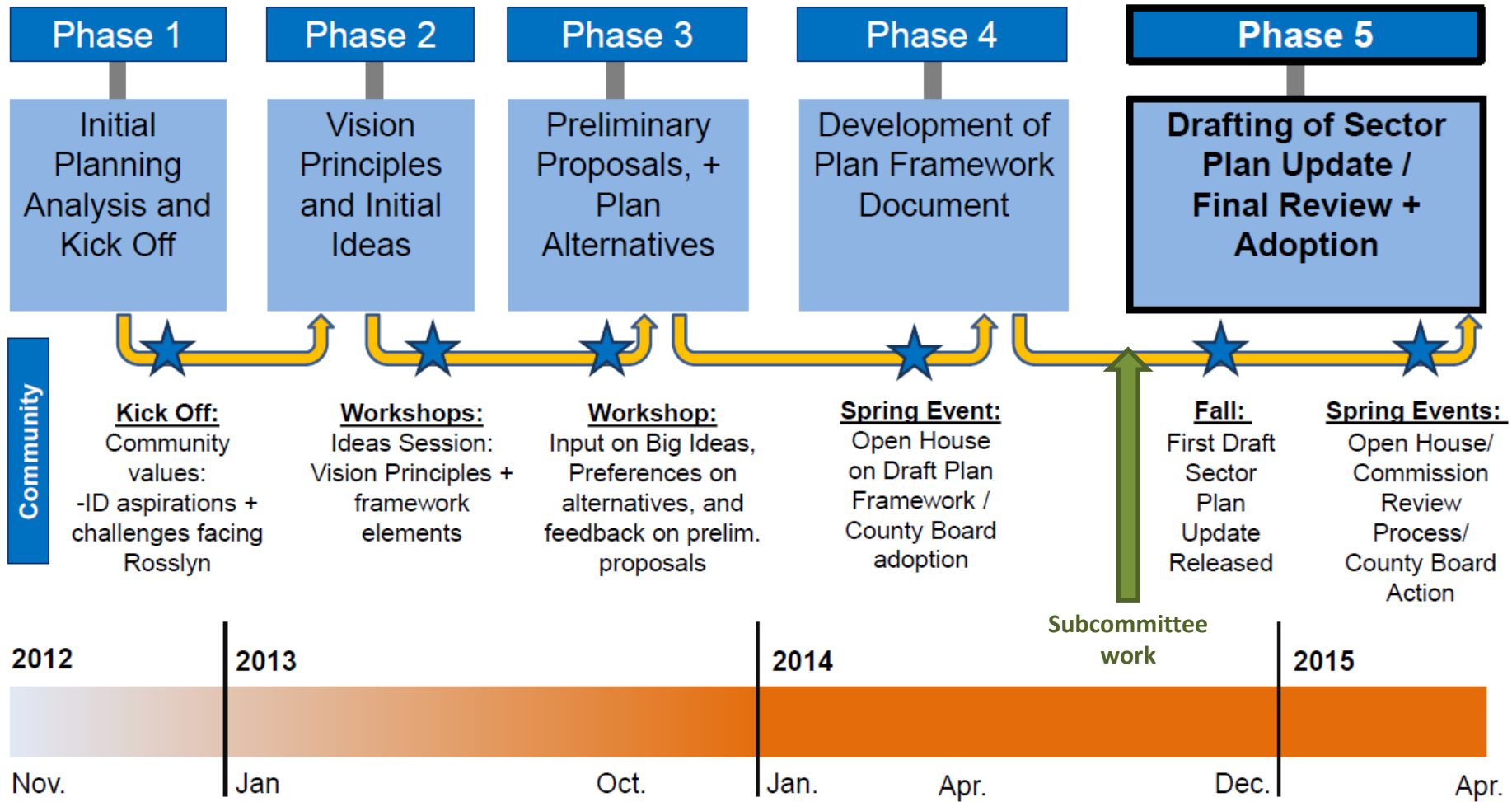
Realize Rosslyn: Essentials

- An ongoing **community planning effort** ...
- To develop an **Update** for the **Rosslyn Sector Plan...**
- That will **refresh the community vision** for Rosslyn's future...
- Provide a **planning framework** and **implementation strategies** to achieve the that vision.



Project Schedule

as of 07.23.2014



Rosslyn Plan Framework – a foundation to build from

- 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**



Project Scope

ISSUES TO BE ADDRESSED

Urban Design

- Special features
- Order and Legibility of streets, open spaces, + development
- Walkability
- Retail + alternative ground floor use locations
- Well proportioned + distinctive buildings
- Varied façade types/compositions
- Skyline
- Potential role of TDRs

Building Heights

- Building height limits
- Heights above 300'? If yes, where + why?
- Transitions to edge areas
- View corridors
- Skyline
- Impacts/opportunities for open space
- Potential role of TDRs

Transportation

- Mode share targets
- Street network changes
- Street cross sections
- Bicycle and pedestrian facility improvements
- Transit service/facility improvements
- Parking and curb space
- Transportation demand management
- Loop Road
- Community energy

Parks and Open Space

- Priority park and open space needs
- Cohesive park and open space network
- Pedestrian circulation/ connectivity
- Vision and programming for Gateway Park, others
- Loop Road
- Access to Federal parkland
- Incentive for parks/open space w/ redevelopment

2. Existing context

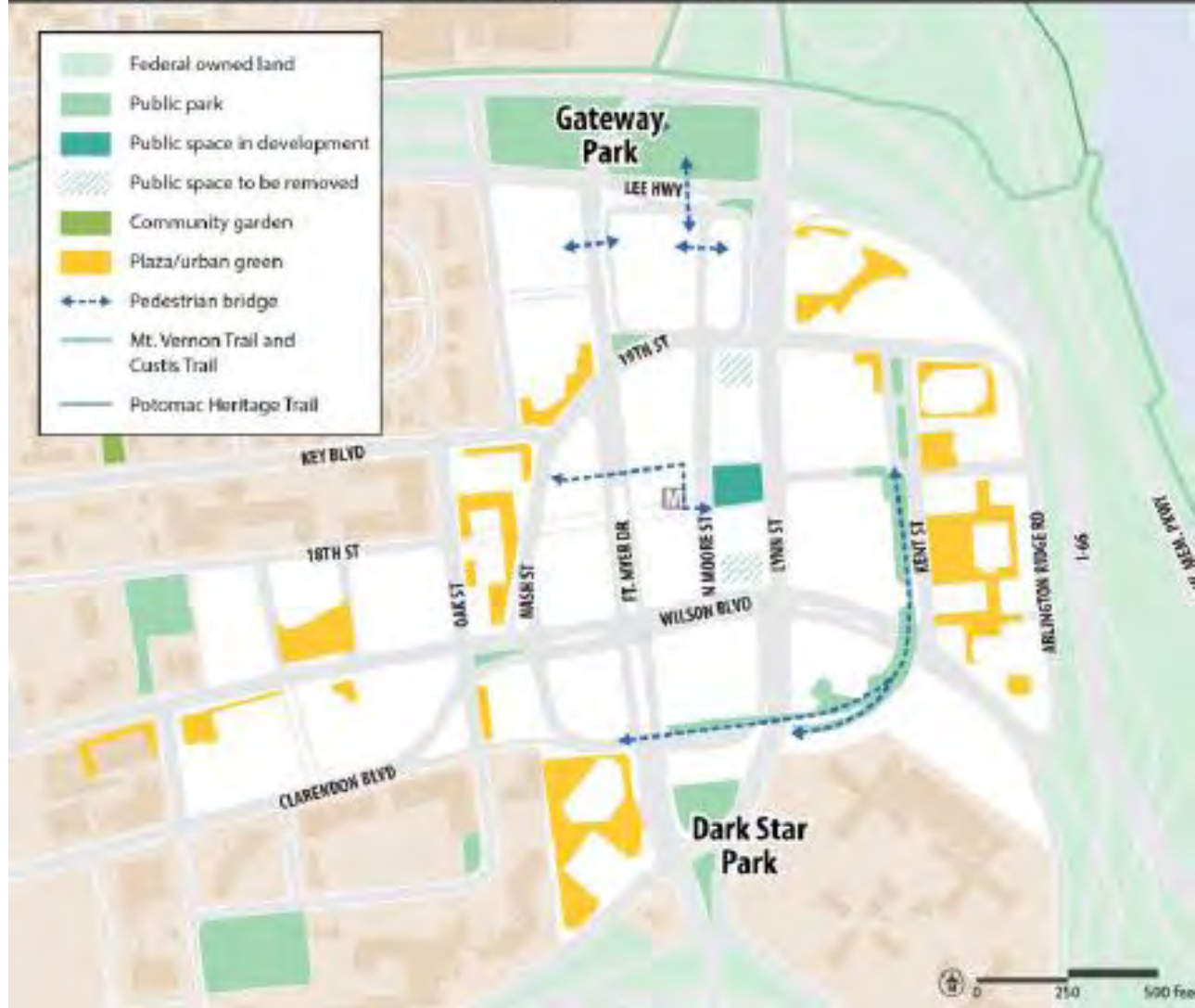
MAP 1 | EXISTING PUBLIC REALM/OPEN SPACE



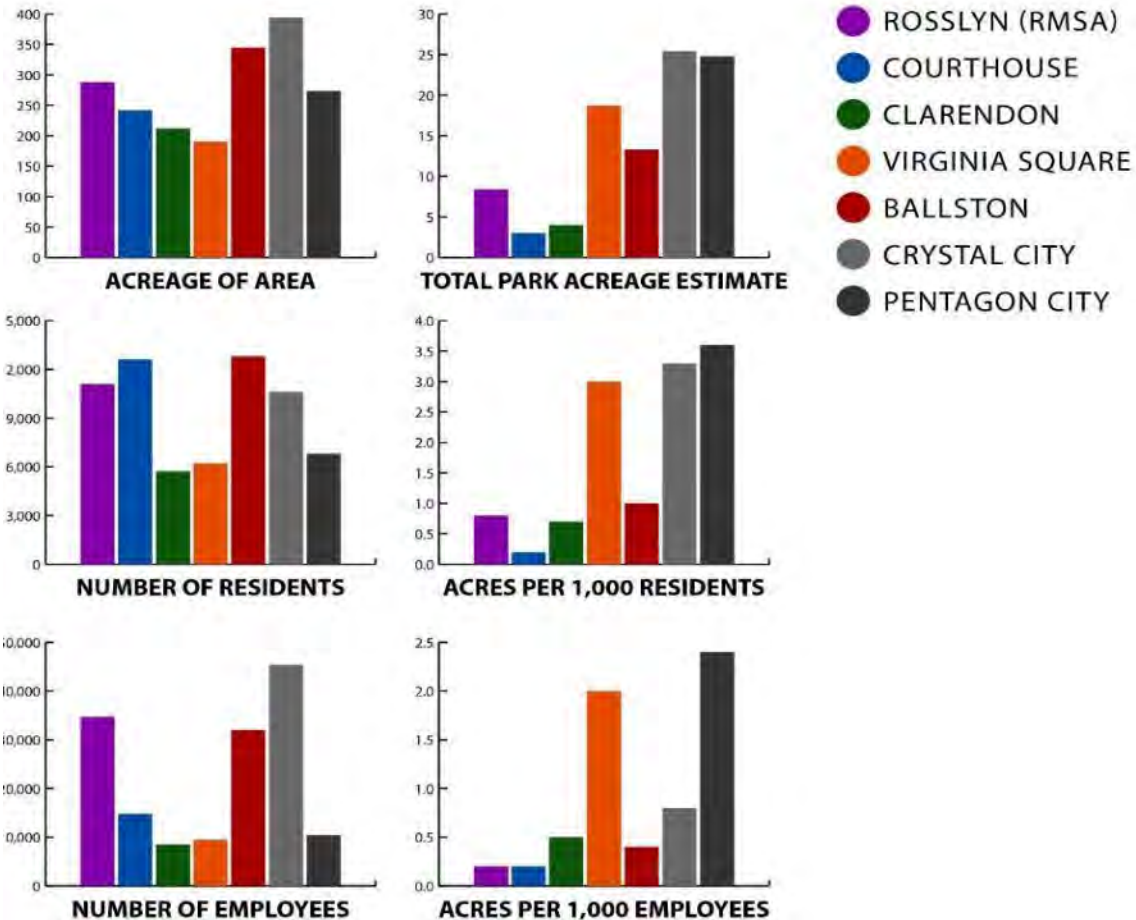
Rosslyn is underserved *and* underutilized

- Rosslyn has become **one of the most underserved areas in the County** for active recreation and park space, as its population of employees, residents, and visitors has grown.
- **Yet its existing parks and open spaces are underutilized** due to challenges of facilities and access.

MAP 1 | EXISTING PUBLIC REALM/OPEN SPACE



Underserved: Rosslyn public park and open space.



Underserved: Rosslyn recreation.

- Rosslyn's current open space network is dominated by passive spaces and is severely **lacking in active recreation amenities.**
- Sample of identified program needs:
 - Playground
 - Dog park
 - Court & field sports
 - River sports

Rosslyn Parks and Open Spaces
EXISTING PROGRAM OPPORTUNITIES

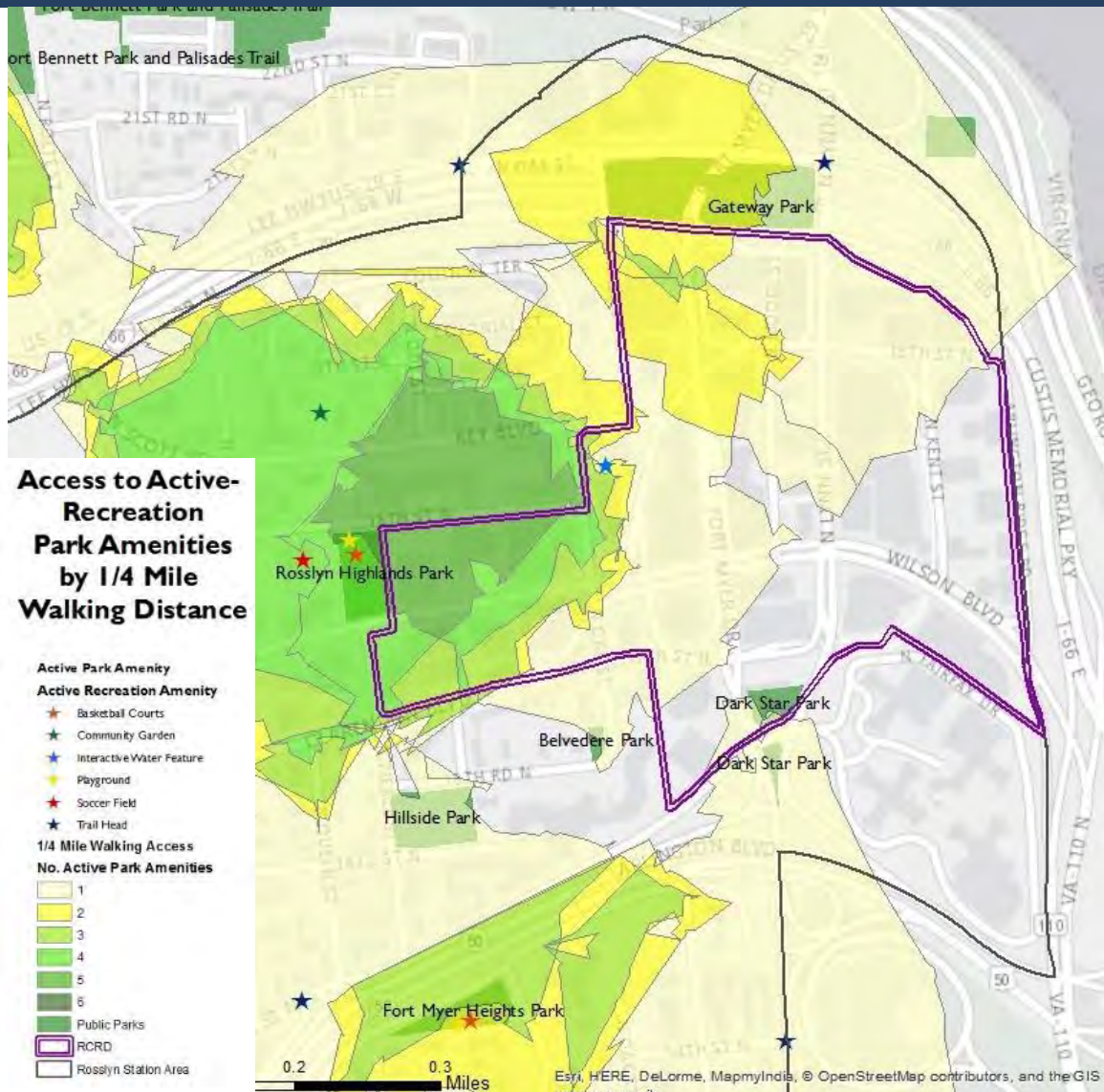
	PASSIVE USES											ACTIVE USES							ACCESS/VISIBILITY						
	Walking/strolling	Chess/checkers	Canine Amenities	Live performances	Outdoor dining	Farmers market	Experience public art	Seating in quiet areas	Seating in active areas	Paths for jogging/biking	Playing in water	Community gardening	Experiencing ornamental plantings	Experiencing views	Informal sport activities	Volleyball (sand)	Ice skating	Bocce/pétanque	Boating	Children's play	Court games	Field games	Visibility from the street	Handicap accessible	
New or Renovated Public Parks/ Open Spaces in the RCRD																									
Rosslyn Plaza Park	●							●																	
Gateway Park	●			●			●	●		●		●	●	●									●	●	
Freedom Park	●						●	●	●			●													
Dark Star Park	●						●	●		●													●	●	
Existing Semi-Private Parks/ Open Spaces in the RCRD																									
Various Plazas/Rooftop Green Space	●				●	●	●	●		●		●	●										●	●	
Existing and Potential Parks/ Open Spaces outside the RCRD																									
National Parklands	●						●	●	●	●		●	●										●	●	
Marine Corps Memorial	●						●	●		●		●	●										●	●	
Rosslyn Circle													●										●	●	
Potomac River Boathouse																									
Rosslyn Highlands Park	●							●						●						●			●	●	
Wilson School Grounds*														●									●	●	
Hillside Park	●											●											●	●	
Belvedere Park	●						●																●	●	
Key Boulevard Community Garden	●										●												●	●	

● EXISTING PROGRAM

Underserved: Access to active recreation.

- Many of the nearest public active recreation amenities are not walkable to much of the Rosslyn Coordinated Redevelopment District.

Map produced by Arlington County Dept. of Environmental Services, GIS Division and Dept. of Parks and Recreation, Park Development Division



Underutilized: Design Challenges

- **Publicly accessible private plazas** occupy a significant amount of area but **offer little quality public space**.
- Many of Rosslyn's open spaces lack adequate **accessibility** and **visibility**.
 - Steep grade changes and above- or below-grade plazas.
 - Auto infrastructure and traffic barriers.
 - Hardscape features and blank walls; lack of green and vegetation



Underutilized: Potomac River edge

- **Access is constrained to regional park and path resources along George Washington Memorial Parkway and to bridges across the Potomac River.**



Image credit: Flickr user Clio1789

3. The Rosslyn Plan Framework



ROSSLYN PLAN FRAMEWORK

VISION PRINCIPLES AND POLICY DIRECTIVES TO GUIDE THE ROSSLYN SECTOR PLAN UPDATE



Three Themes Permeate the Framework

1. **Achieve connectivity** among a diverse network of public parks and open spaces that also engage the Potomac waterfront.
2. Revitalize the existing parks and open space system to **provide active outdoor recreational opportunities** and amenities for all ages and lifestyles throughout the network.
3. **Provide opportunities for informal congregation, reflection, and meditation** throughout Rosslyn's parks and open space system.

MAP P2 | PUBLIC PARKS AND OPEN SPACE



Theme 1

“Achieve connectivity among a diverse network of public parks and open spaces that also engage the Potomac waterfront.”

- Achieve an Esplanade – an urban greenway linking open spaces and other activities
- Create an 18th Street Corridor – linear connecting public open spaces
- Enhance Freedom Park – improve access, programming and edge conditions



Theme 2

“Revitalize the existing parks and open space system to provide active outdoor recreational opportunities and amenities for all ages and lifestyles throughout the network.”

- Re-design and create new parks and plazas that are designed for a lively and diverse mix of activities, guided by community participation.
- Complete new master plan for Gateway Park.
- Embrace future establishment of neighborhood-serving park as a western bookend of 18th Street.
- Establish a boathouse facility.
- Enhance Dark Star Park and improve its prominence.



Theme 3

“Provide opportunities for informal congregation, reflection, and meditation throughout Rosslyn’s parks and open space system.”

- Provide and enhance spaces for reflective and passive leisure throughout the streetscape and path network and strategically in open spaces, such as the Esplanade, 18th Street corridor, Freedom Park and Dark Star Park.



4. Rosslyn park spaces



Image source: Rosslyn BID

What types of public spaces do we need?

Destination Spaces

- Unique features, attracting visitors from the community, region and beyond (e.g. vista, monument, programmed events)
- Typically larger in size, can be multi-use in function

Recreation Spaces

- Used for active recreation and leisure activities. Amenities can include playgrounds, sport facilities, dog parks, trails
- Depending on scale, can serve the neighborhood, the community, even the region

Revitalizing Spaces

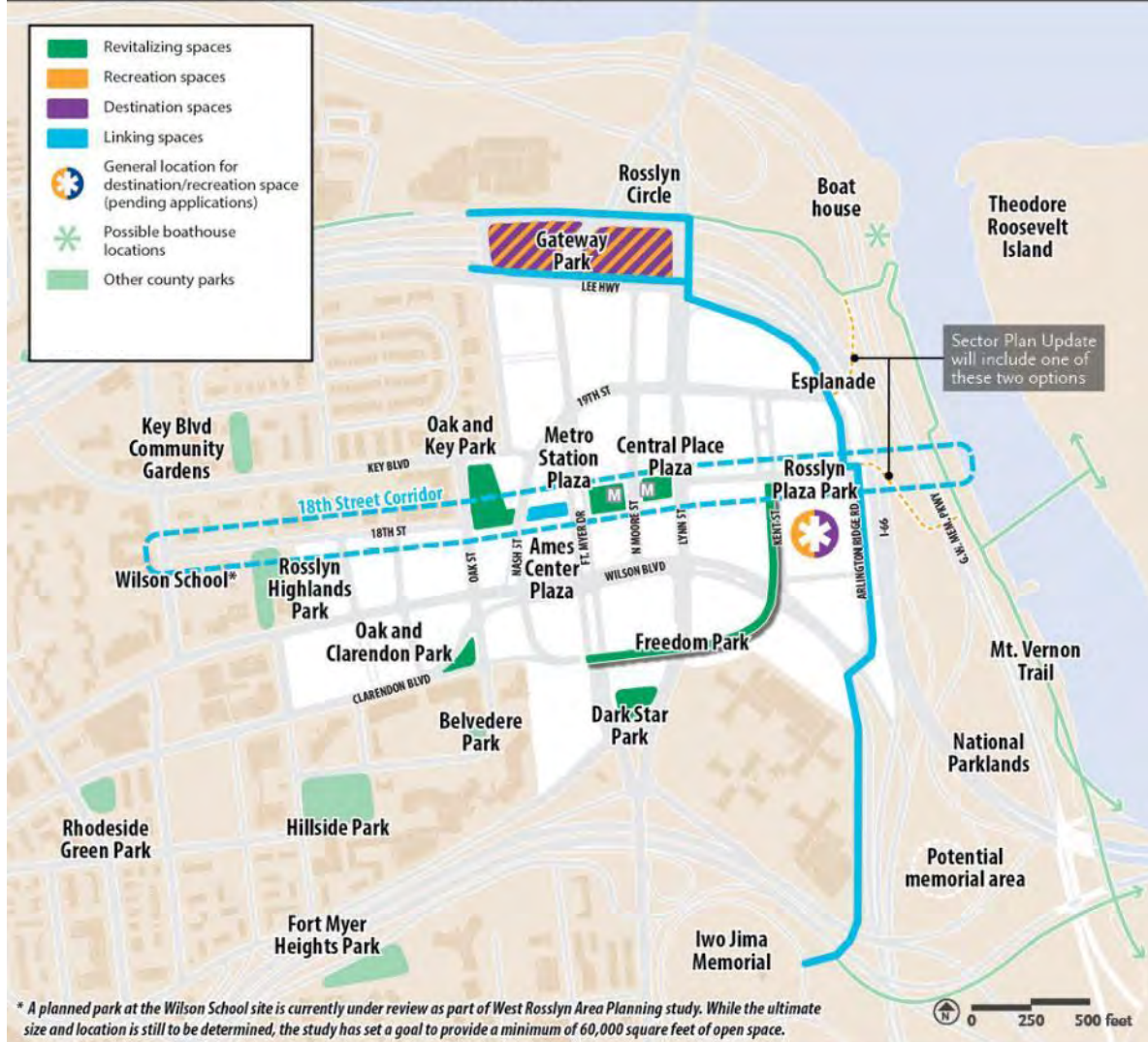
- Opportunity for respite, socializing, transition, reflection
- Form/amenity may vary: hardscape or soft-scape; small urban plazas, nature preserves, intimate spaces in larger parks. Seating, picnic tables, gardens, walking trails, public art

Linking Spaces

- Connect other open spaces in an integrated, accessible network
- Often linear in form (e.g. trails, greenways, streets, linear plazas)
- Amenities include greenery and vegetation, seating, lighting, ecological corridors

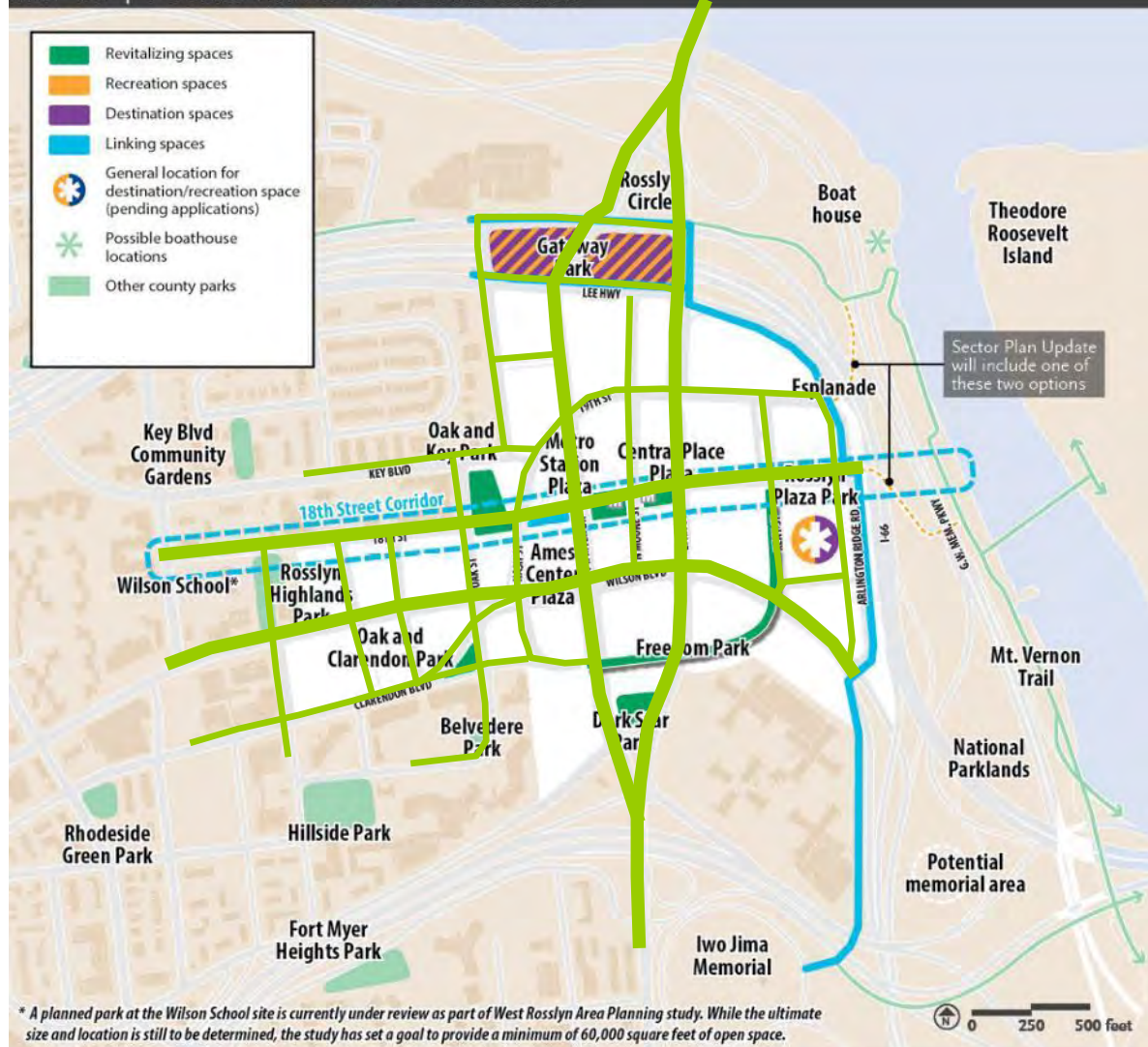
Result: a system of diverse park types and spaces...

MAP P2 | PUBLIC PARKS AND OPEN SPACE



...linked by a network of green, walkable streets...

MAP P2 | PUBLIC PARKS AND OPEN SPACE



* A planned park at the Wilson School site is currently under review as part of West Rosslyn Area Planning study. While the ultimate size and location is still to be determined, the study has set a goal to provide a minimum of 60,000 square feet of open space.

...and extending the regional park and trail system

- **Regional multi-use trail network** improved, leveraged
 - Filling regional gaps
 - Improving local access
- Serving **recreation and everyday transportation**
- New **cycle tracks** protected from traffic
- **“Bike boxes”** for safer left turns at major intersections



Bringing streets alive with plantings, people, play, art



Bethesda Row



Hope Street, Los Angeles



Chicago, IL

Creating safe, convenient walking and biking routes

Cycle tracks



Pathway bridges over roadways



Olympic Sculpture Park, Seattle



Millennium Park, Chicago

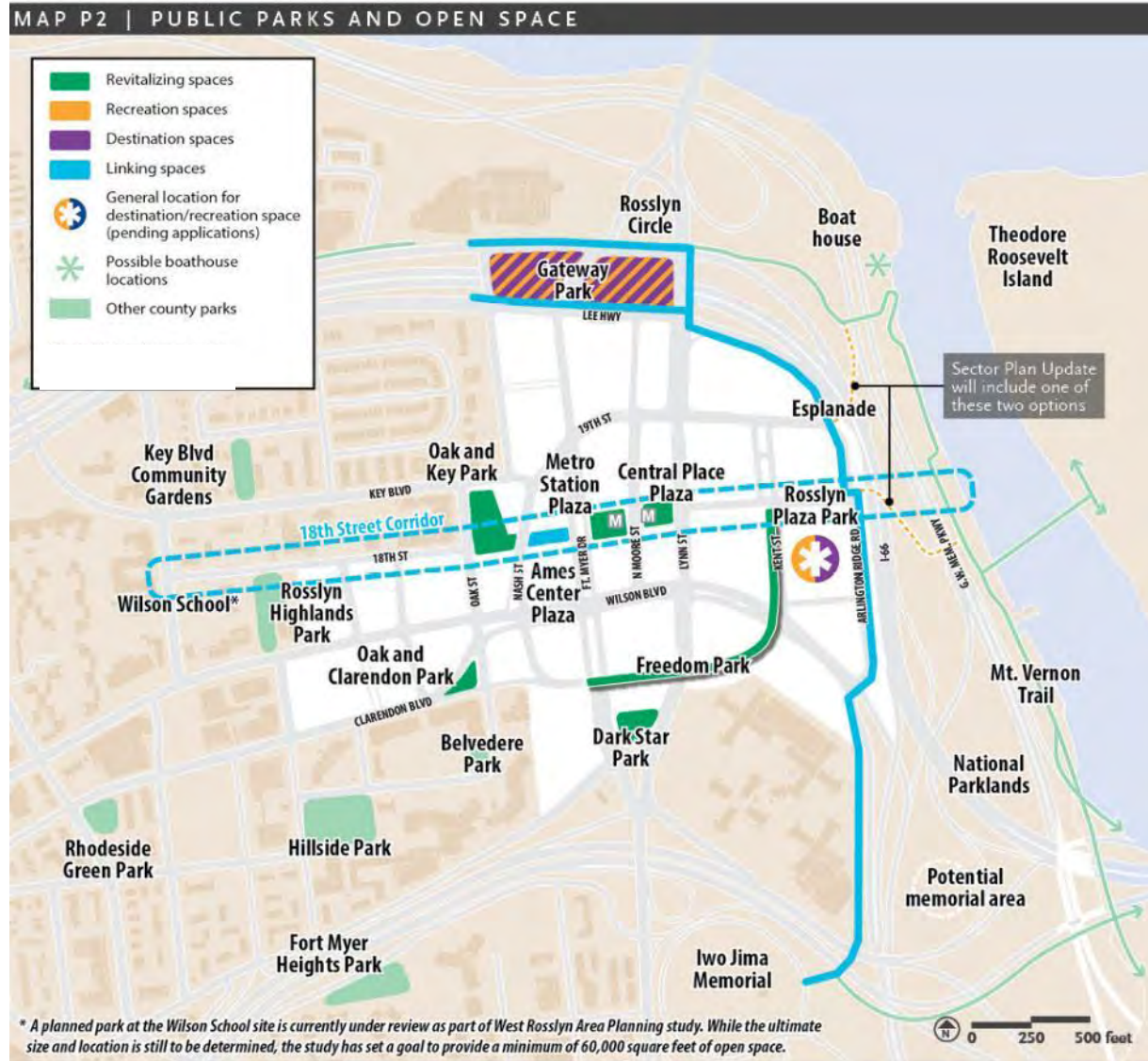
Overview: Rosslyn's major parks

Existing parks with new access, facilities, and other improvements

- Gateway Park
- Freedom Park
- Dark Star Park

New park spaces adding exciting new experiences to Rosslyn

- The Esplanade
- Rosslyn Plaza Park
- 18th Street Corridor



Gateway Park: *Rosslyn's Front Door*, Regional Event Hub

Type: Destination/Recreation Space (*“game changer”*)

Description and major improvements:

- Destination and gateway for neighborhood recreation, large events; remove ramp structures. Area 3.4 ac.

Program:

- Large event space/lawn seating for live music, films
- Neighborhood recreational courts
- Canine friendly area
- Kiosks, café, food trucks
- Children’s play
- Information and wayfinding point for connected memorial site, regional pathways, boathouse
- Circuit training
- Meditative arts - yoga and tai chi
- Seasonal gardens
- Water features
- Bike and jogging station



Open Gateway Park to more views and activities



Freedom Park: *The Elevated Green Promenade*

Type: Revitalizing Space

Description and major improvements:

- Expansion of existing green space opportunities, views and activities on the elevated surface. Area 1.5 ac.

Program:

- Walking/strolling with views to Rosslyn (possible “green circle” walking loop tied into Kent, 19th, Nash and 17th Streets)
- Social recreation (bocce, yoga, dance, tai chi, etc.)
- High quality landscape features
- Outdoor dining
- Sitting and relaxing
- Green design (stormwater management, large planters, trees)
- Coordinated lighting and paving
- Civic art/parklets/themed programming including music and other performing arts (Artisphere)

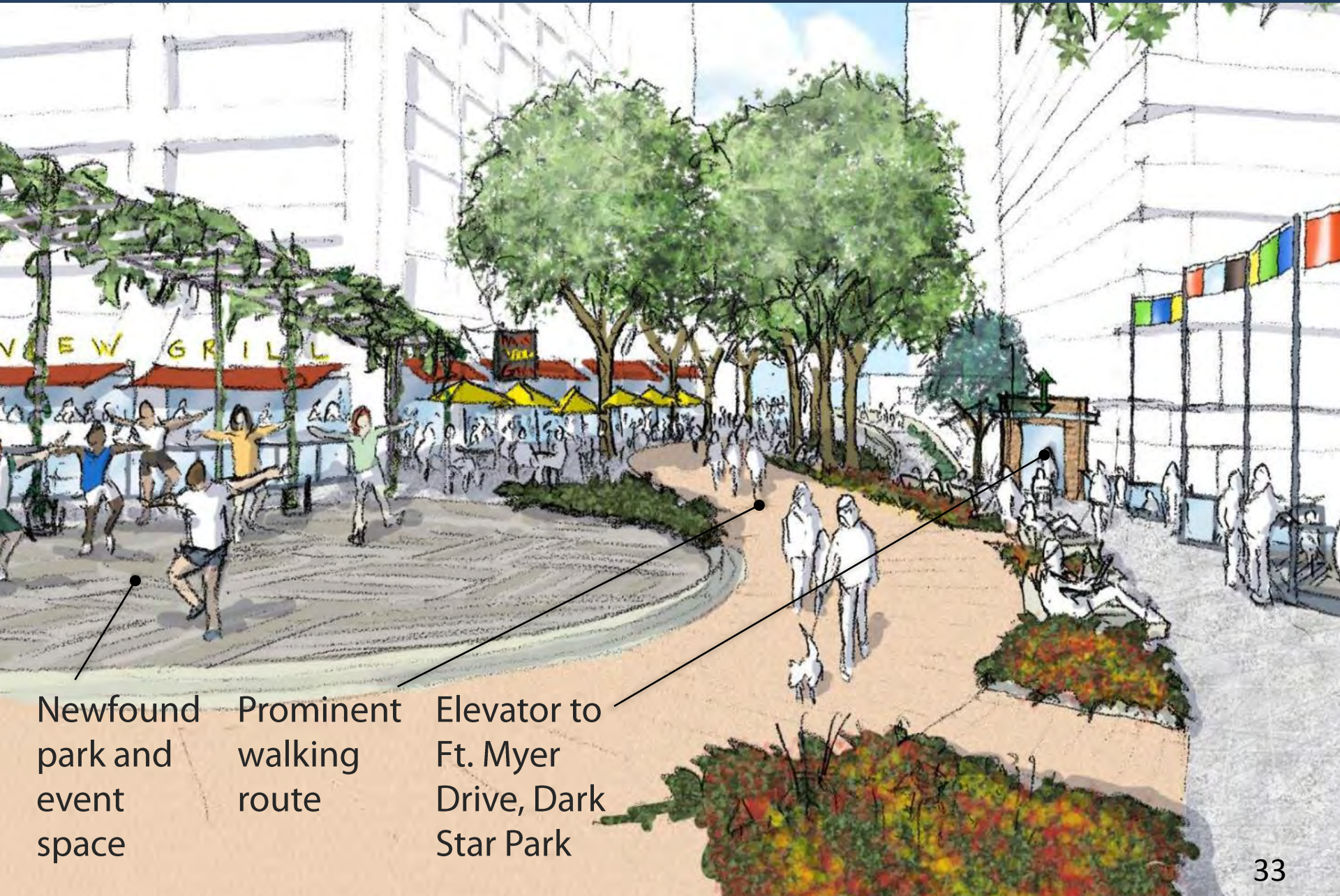


An empty stretch of 17th Street...



Looking east over Ft. Myer Dr.

...can become Freedom Park's active front door



Newfound
park and
event
space

Prominent
walking
route

Elevator to
Ft. Myer
Drive, Dark
Star Park

Dark Star Park: *The Arts Gateway*

Type: Revitalizing Space

Description and major improvements

- Enhanced "arts park" gateway located near Marine Corps Memorial; restored landscape, more art. Area 0.7 ac.

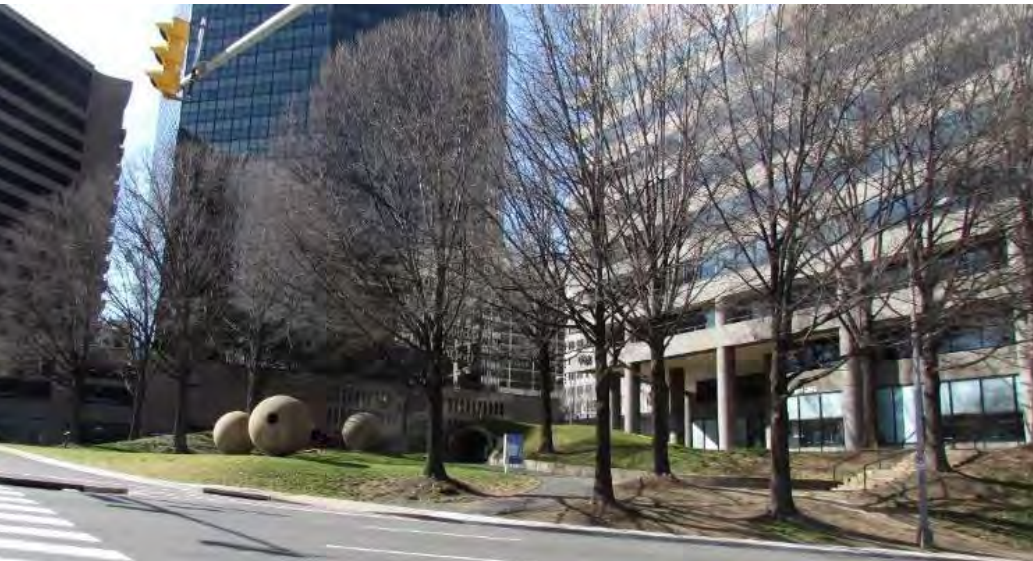
Program:

- Public art and sculpture
- Inviting topography and landforms
- Strolling paths and seating
- Water features
- Bold seasonal gardens at the urban scale



Dark Star Park

- Rehabilitate landscape; respect artist intent with enhancements
- Expand park area as roadways shrink
- Integrate into welcoming walk/bike route to Iwo Jima and Netherlands Carillon (*Meade St. Bridge project*)
- Add streetscape enhancements to invite neighborhood use



The Esplanade: *Rosslyn's Potomac Promenade*

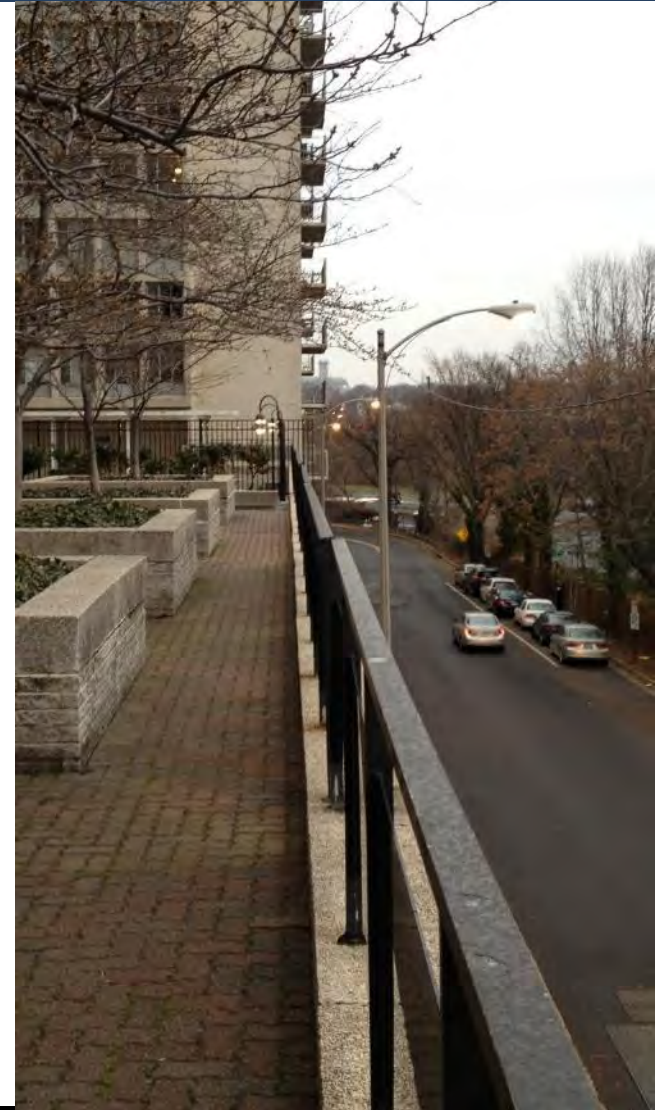
Type: Linking Space (*“game changer”*)

Description:

- An esplanade is a linear space for walking, commonly along water. Rosslyn’s will create a green "front" with strolling and recreational activity, tied into the regional Potomac corridor park system, extending from Gateway Park and adjacent memorial site to the National Marine Corps Memorial (Iwo Jima). Area 2.4 ac

Program:

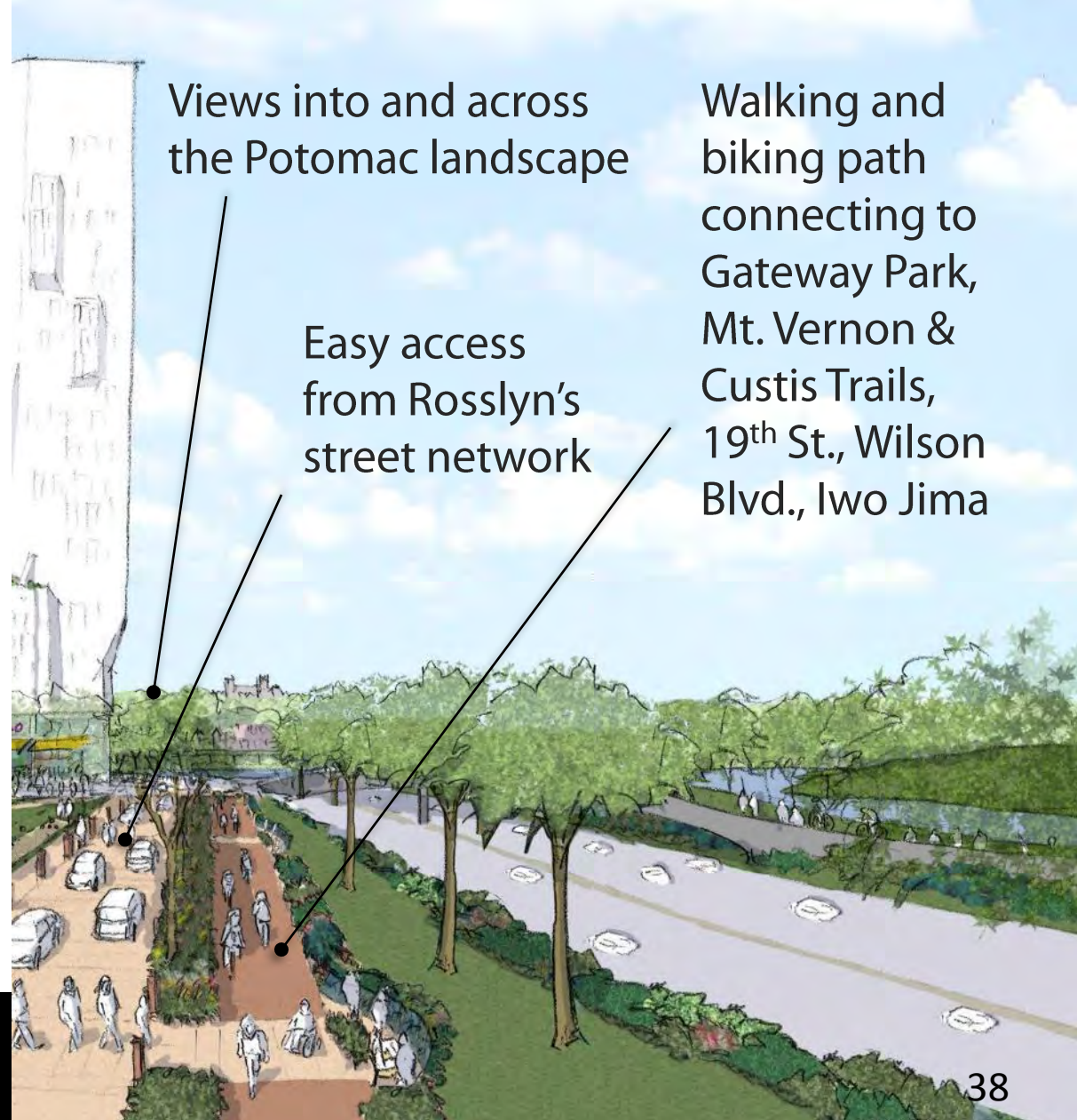
- Walking/strolling
- Sitting and resting areas
- Access and views to the Potomac River landscape
- Pedestrian bridge connecting to waterfront park
- Cycling
- Public art and sculpture
- Seasonal gardens



The Esplanade can turn Rosslyn's back wall...



...into its front yard



Views into and across the Potomac landscape

Easy access from Rosslyn's street network

Walking and biking path connecting to Gateway Park, Mt. Vernon & Custis Trails, 19th St., Wilson Blvd., Iwo Jima

Rosslyn Plaza Park: *Rosslyn's Terrace on the Potomac*

Type: Destination/Recreation Space
(“game changer”)

Description:

- Large park and plaza linked to surrounding development and available for flexible programs. Area 1.0-1.6 ac

Program:

- Festivals and live music (e.g., Annual Channel Gardens in Rockefeller Center, crafts fair)
- Larger recreation courts (volleyball and basketball, multi-purpose courts)
- Small recreation courts (bocce, horseshoes, etc.)
- Children’s play features
- Outdoor dining and retail
- Open, flexible lawn area
- Community canine area
- Outdoor table games (chess, ping pong, etc.)



Rosslyn Plaza Park



Complementary mixed-use development and architecture

Destination park activities

Celebrated crossing of 18th/Esplanade

Easy access from Rosslyn's street network

Esplanade/
walking and biking path connecting to Gateway Park, Mt. Vernon & Custis Trails, 19th St., Wilson Blvd., Iwo Jima

The 18th Street Corridor: *Rosslyn's new urban spine*

Type: Linking Space overlapping other Linking/Revitalizing Spaces

Description:

- Variety of potential programming within street and contiguous parks; hardscape/softscape; links entire district west to east. Area approx. 1.2-1.5 ac

Program, various locations:

- Public space with steps between Oak and Key Park and Metro Station Plaza
- Active pedestrian use in paved areas
- Spill over outdoor dining from adjacent ground floor uses
- Possible retail and shops fronting onto plaza
- Iconic Metro station access
- Informal seating, landscape, and gathering space, in mix of shade and sun, paved and planted areas
- Buskers and public art
- Live performances (stage and deck)
- Interactive fountain
- Farmer's market



An active mix of people, places and paths...



... connecting Arlington to the Potomac



Summary : six distinct major spaces

Park	Type	Theme
Gateway Park	Destination/ Recreation Space	<i>Rosslyn's Front Door and Regional Event Hub</i>
Freedom Park	Revitalizing Space	<i>The Elevated Green Promenade</i>
Dark Star Park	Revitalizing Space	<i>The Arts Gateway</i>
The Esplanade	Linking Space	<i>Rosslyn's Potomac Promenade</i>
Rosslyn Plaza Park	Destination/ Recreation Space	<i>Rosslyn's Terrace on the Potomac</i>
18th Street Corridor	Linking Space overlapping other Linking/Revitalizing Spaces	<i>Rosslyn's New Urban Spine</i>



5. The “Game Changers”

- Gateway Park
- The Esplanade
- Rosslyn Plaza Park



Gateway Park

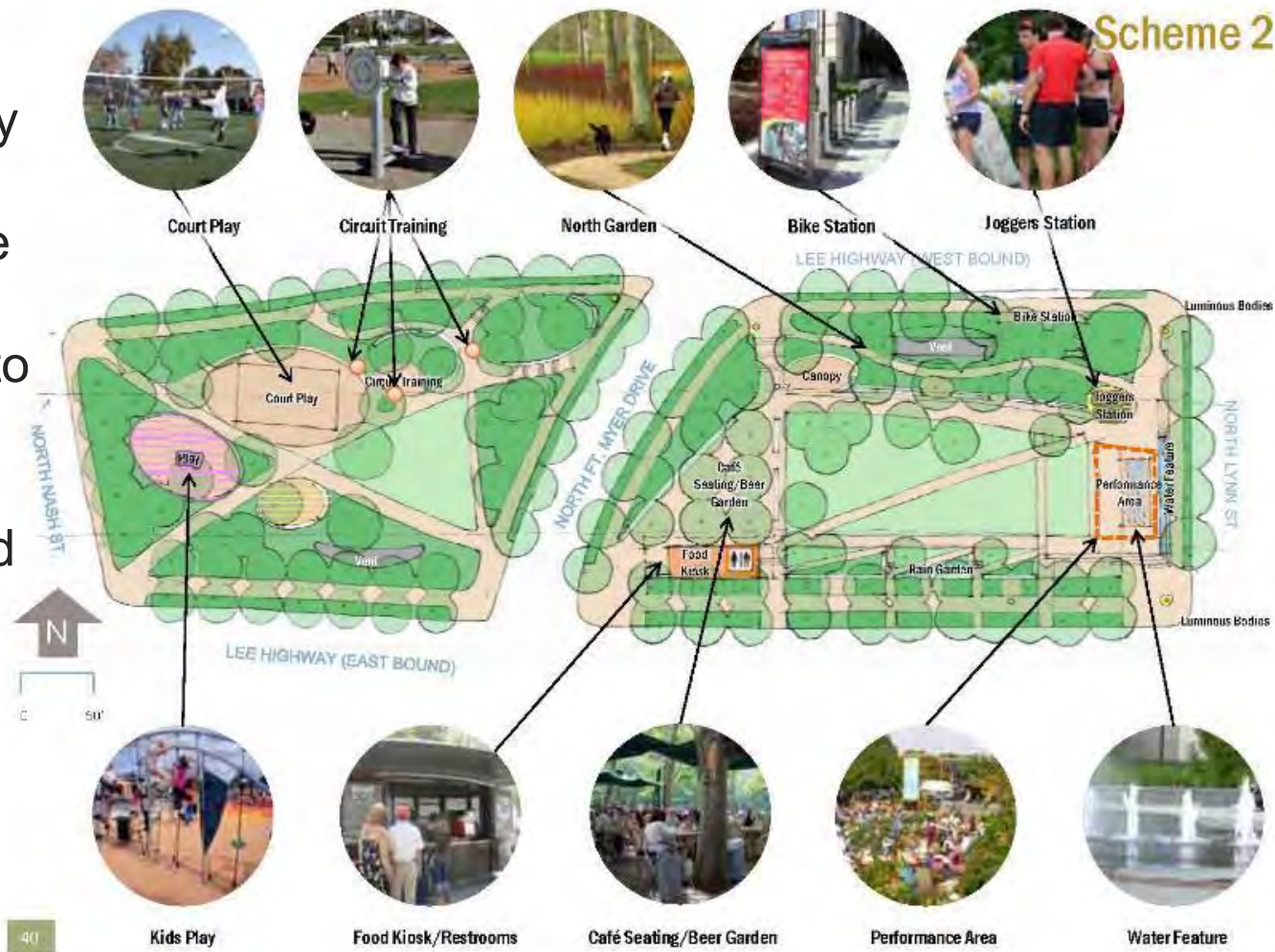
Main strategies:

- Remove ramp/bridge structures to improve visibility, expand space available for programming
- Update programming/facilities:
 - Festivals/events
 - Range of informal everyday activities (seating, recreation, games etc.)
 - More neighborhood-serving activities
- Integrate park program and design with:
 - Key Bridge memorial site
 - Mt. Vernon and Custis Trails
 - Boathouse
 - Esplanade



Great recreation to the west, great lawn to the east

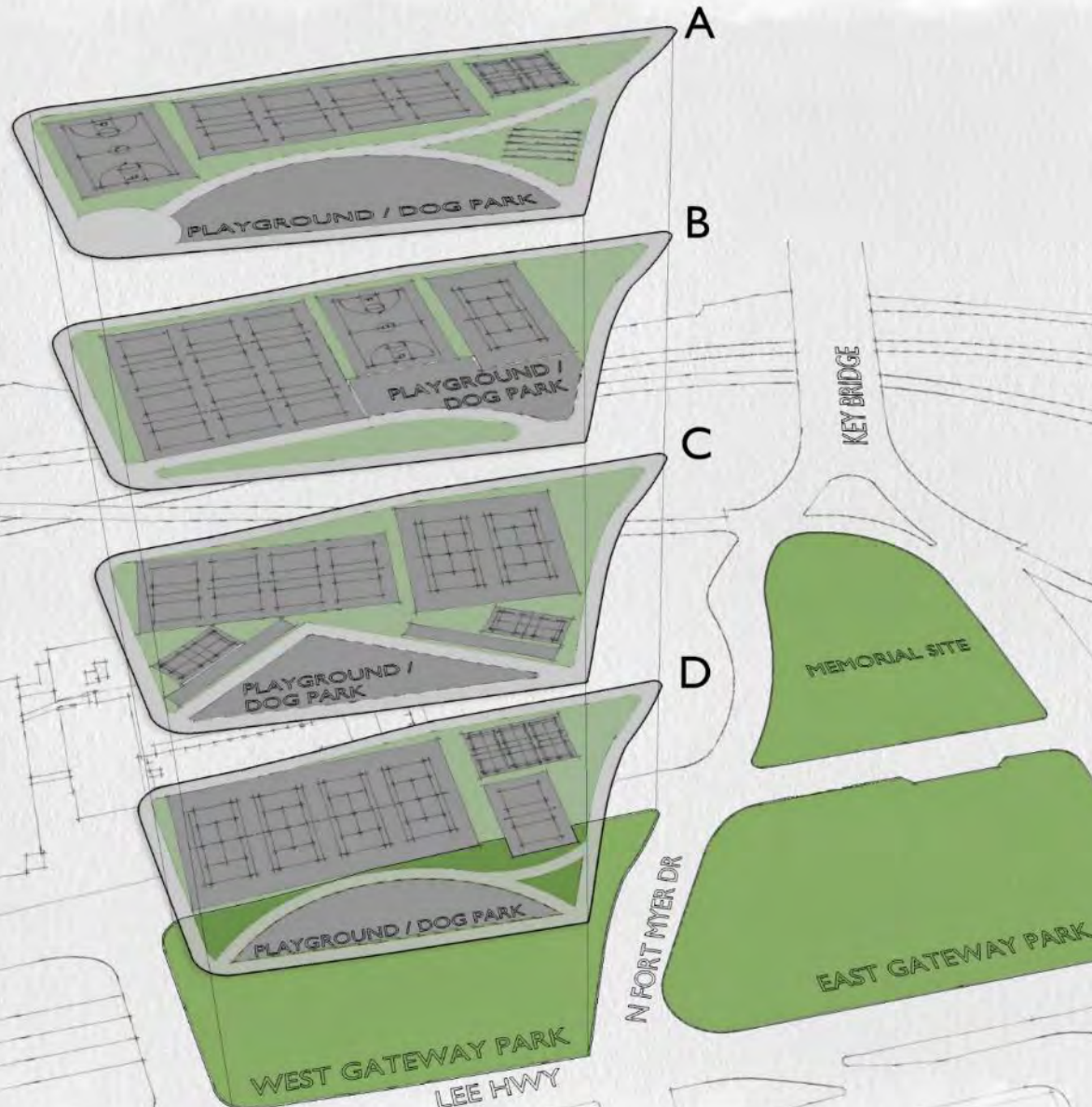
- Continue general approach of Alternatives Study Scheme 2
- Large flexible-use lawn space with support facilities to east
- Mix of smaller multi-purpose and dedicated program areas to west



Scheme 2

Gateway Park Conceptual Alternatives study

What program options are possible?



Option A

- 1 basketball court
- 4 sand volleyball courts
- 2 badminton courts
- 5 cornhole games
- 13,000 square foot playground and/or dog park

Option B

- 6 sand volleyball courts
- 1 basketball court
- 1 tennis court
- 7000 square foot playground and/or dog park

Option C

- 4 sand volleyball courts
- 2 tennis courts
- 2 bocce courts
- 2 badminton courts
- 8000 square foot playground and/or dog park

Option D

- 4 tennis courts
- 3 badminton courts
- 1 sand volleyball court
- 8500 square foot playground and/or dog park



Program possibilities



Gateway Park

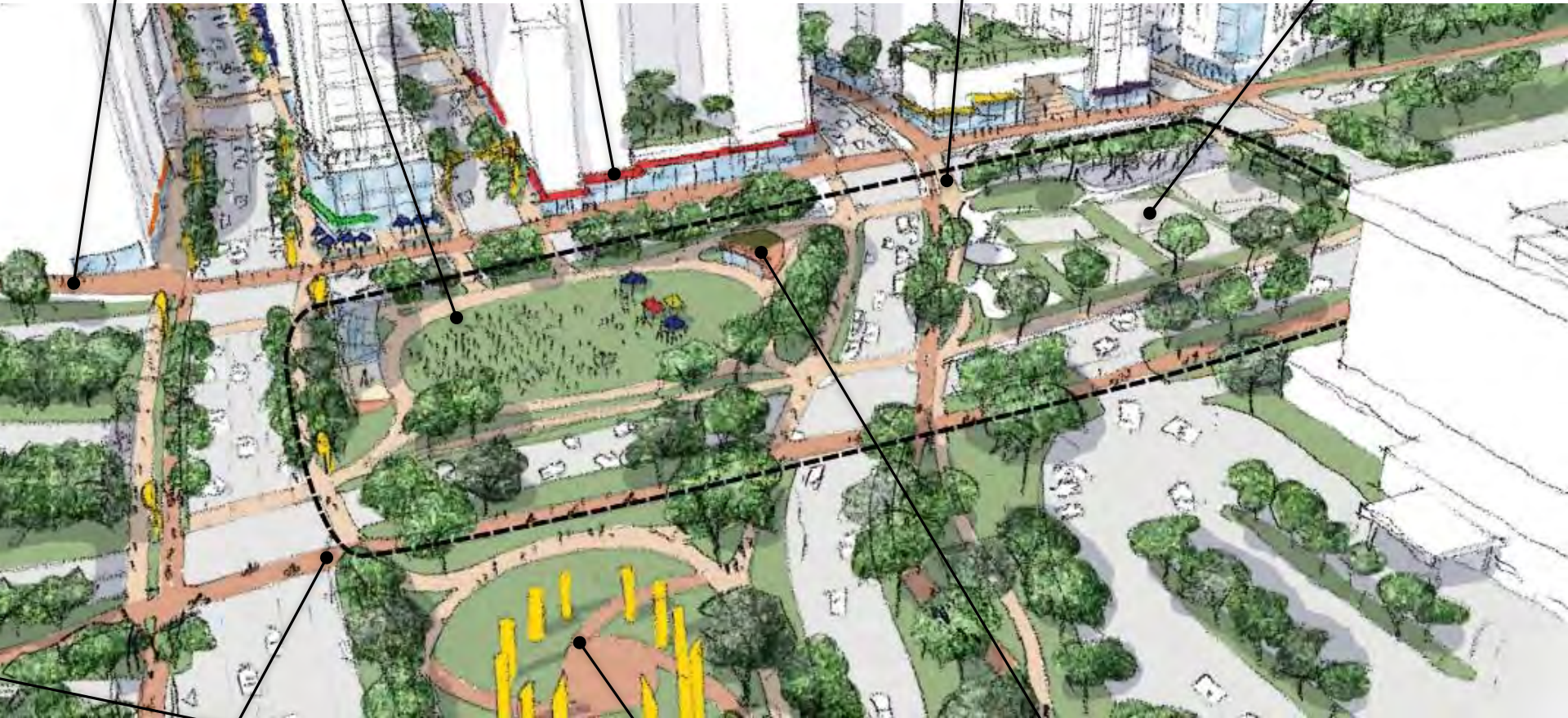
Esplanade connection

Great Lawn

Retail/dining overlooking park

Safe, inviting bike & pedestrian access

Varied neighborhood park activities



Trail, boathouse & Key Bridge connections

Coordinated memorial landscape

Event support facilities – restrooms, food, power, water

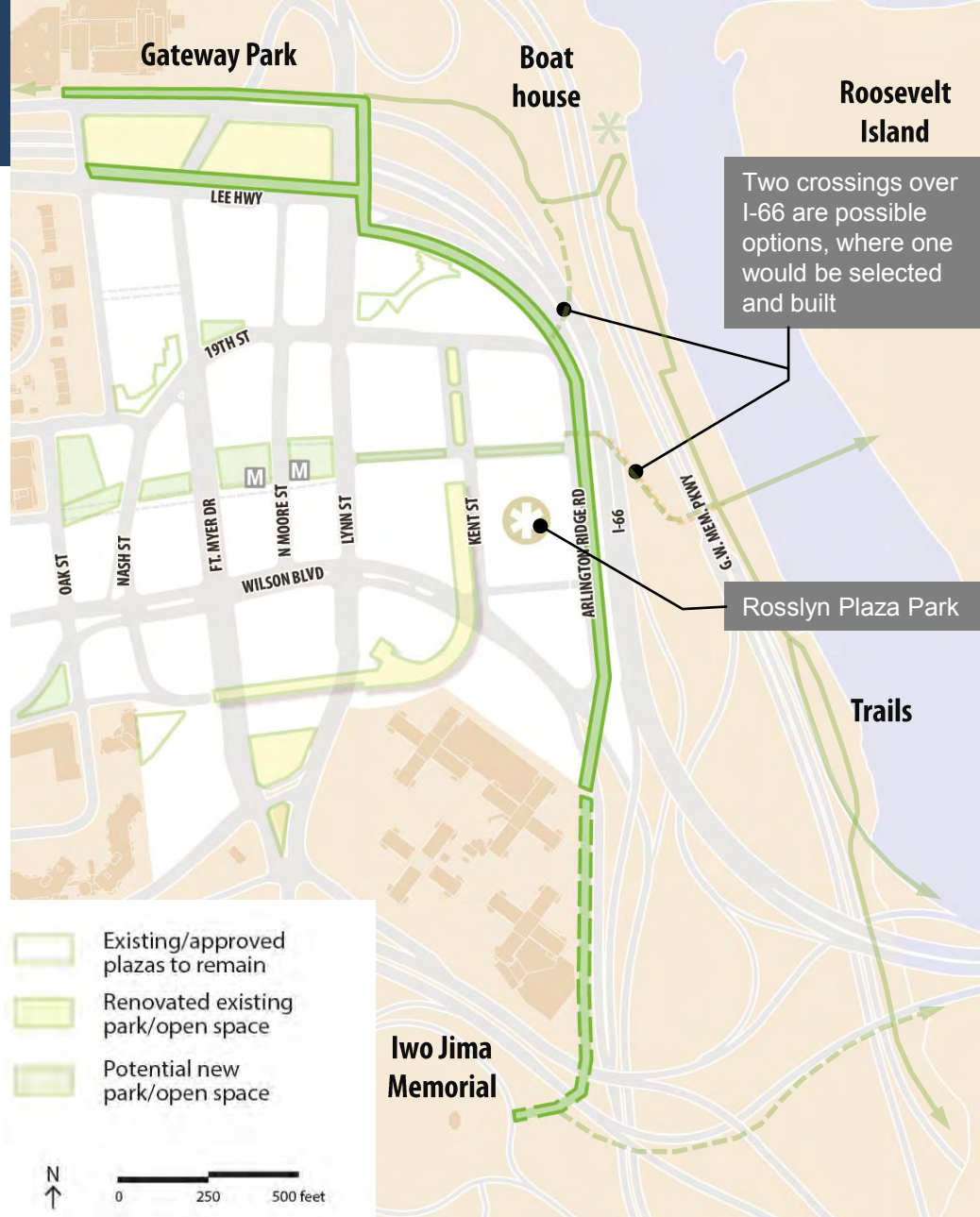
The Esplanade

Main strategies:

- Linear promenade and multiuse path
- Destination experience
- Segment of regional and neighborhood networks
- Connecting element
- Separated from streets, but sometimes runs along them

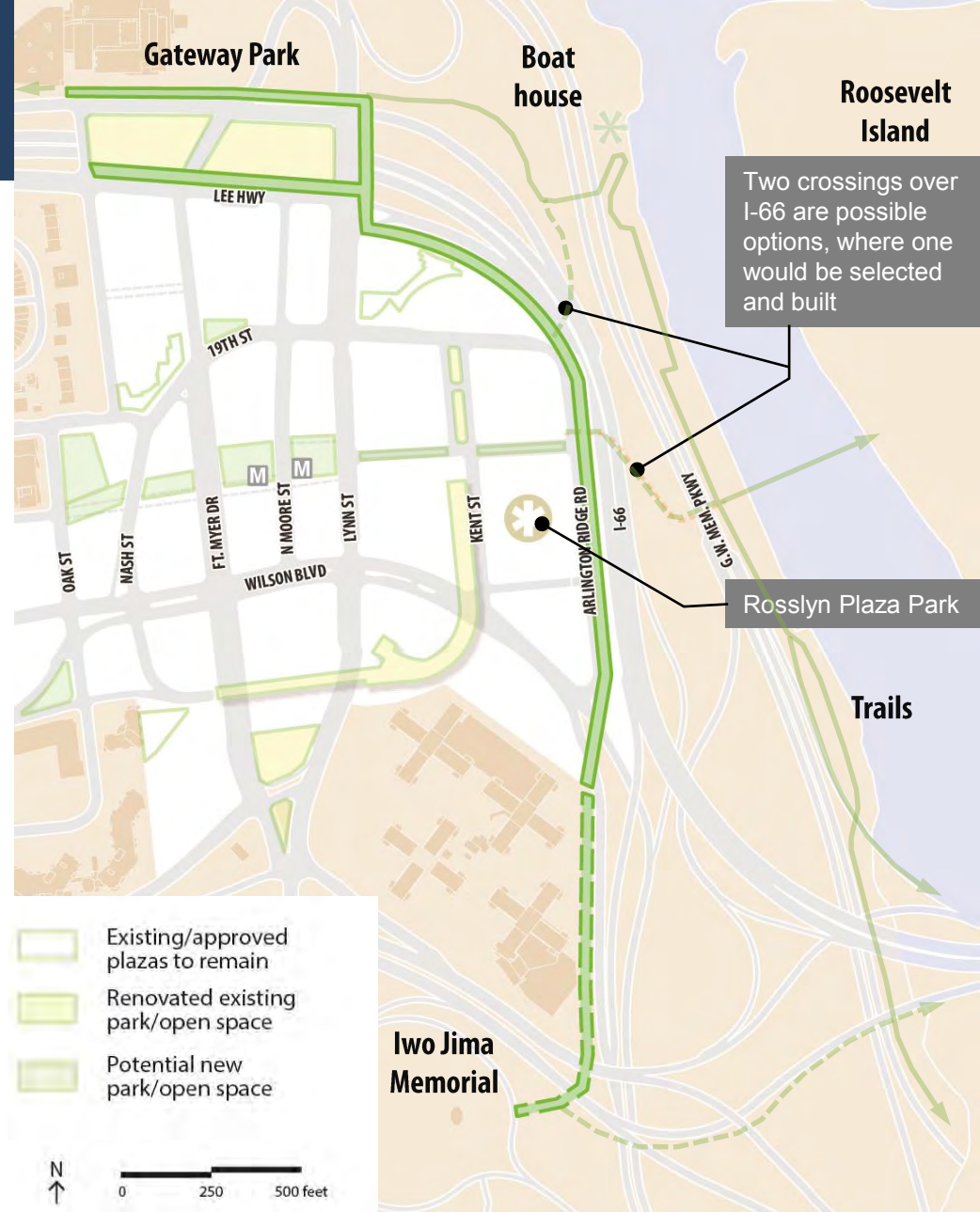
Episodic overlaps with larger parks

- Gateway Park
- Rosslyn Plaza
- Iwo Jima
- Freedom Park via Rosslyn Plaza
- Also future boathouse
- Also GW Memorial Pkwy and the Potomac landscape



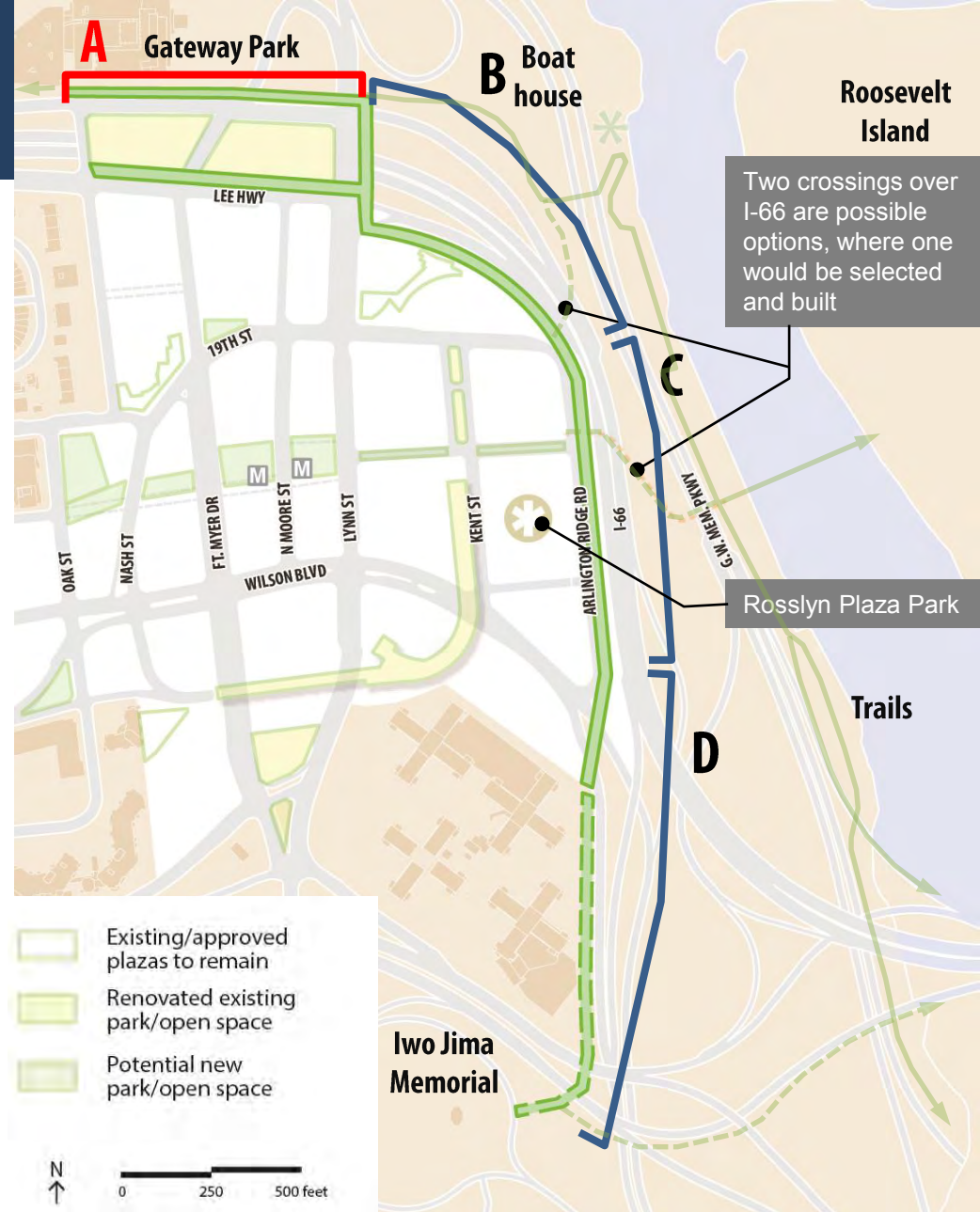
Esplanade Experiences

- Engagement of **developed urban edge** – social activity, dining, retail
- Engagement with periodically **programmed parks**
- **Views**
 - To Roosevelt Island
 - Up and down the Potomac landscape
 - Close-range open space
- **Regional park network**
- **Recreation** – active and passive
- **Landscape plantings**, seasonality
- Variety of **closure** and **openness**



The Game Changers Esplanade Segments

- A: Gateway Park**
- B: Waterview/Potomac Tower**
- C: Rosslyn Plaza**
- D: River Place/Iwo Jima**



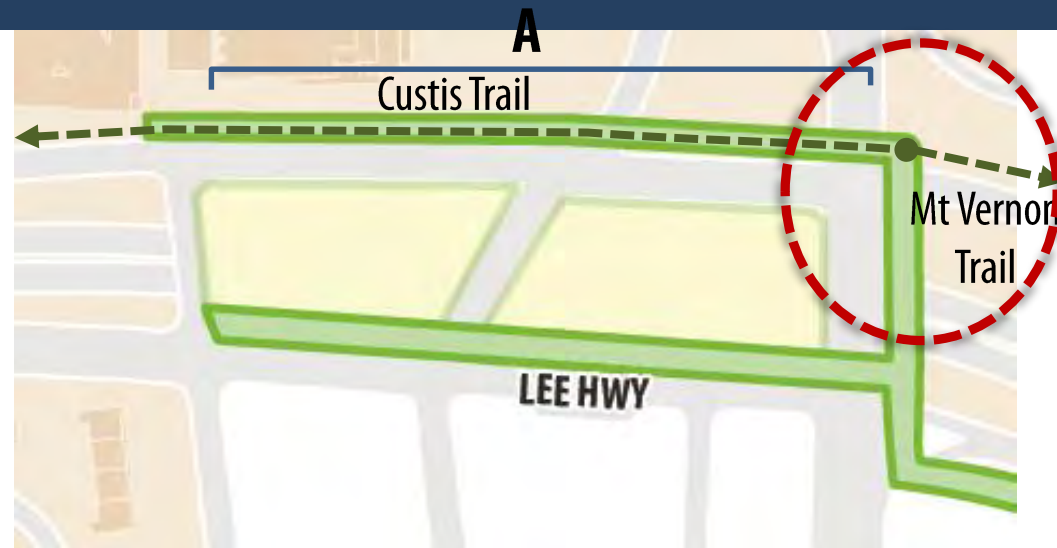
A: Gateway Park Esplanade

Opportunities

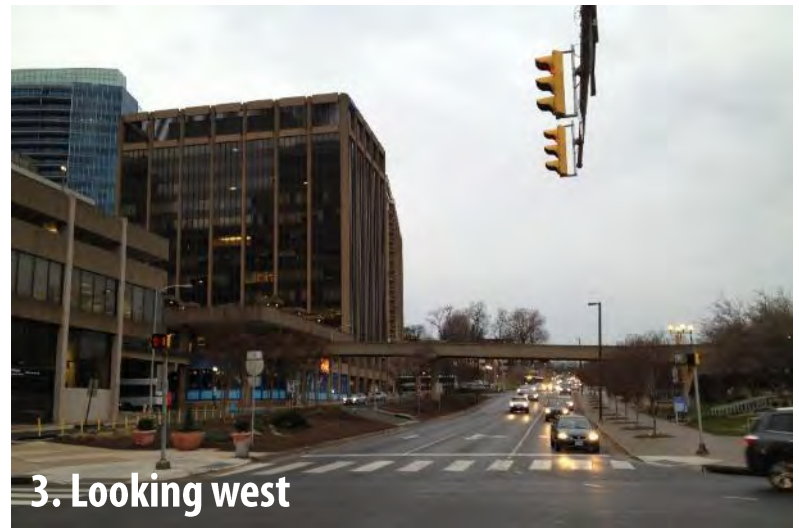
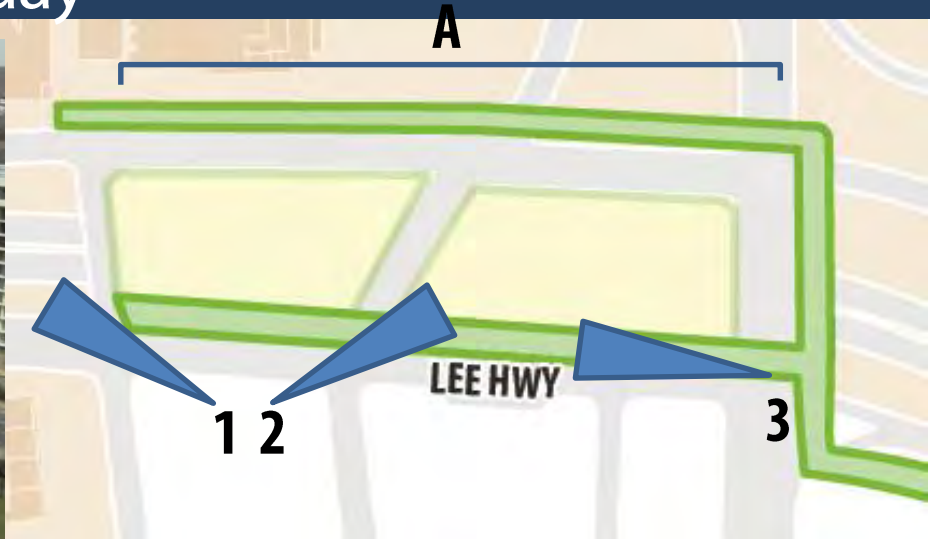
- Major linkage & gateway point with Custis and Mt. Vernon Trails, Key Bridge, Gateway Park, future memorial site, boathouse, Rosslyn streets

Constraints

- Integrating with major streets
 - Multiple intersections
 - Significant traffic volumes
 - Improving access from Rosslyn core



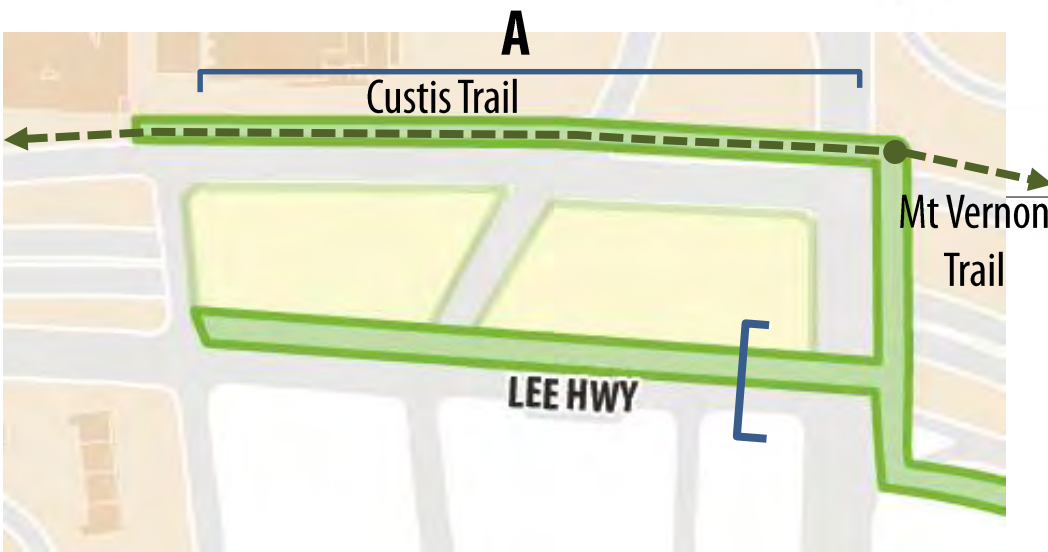
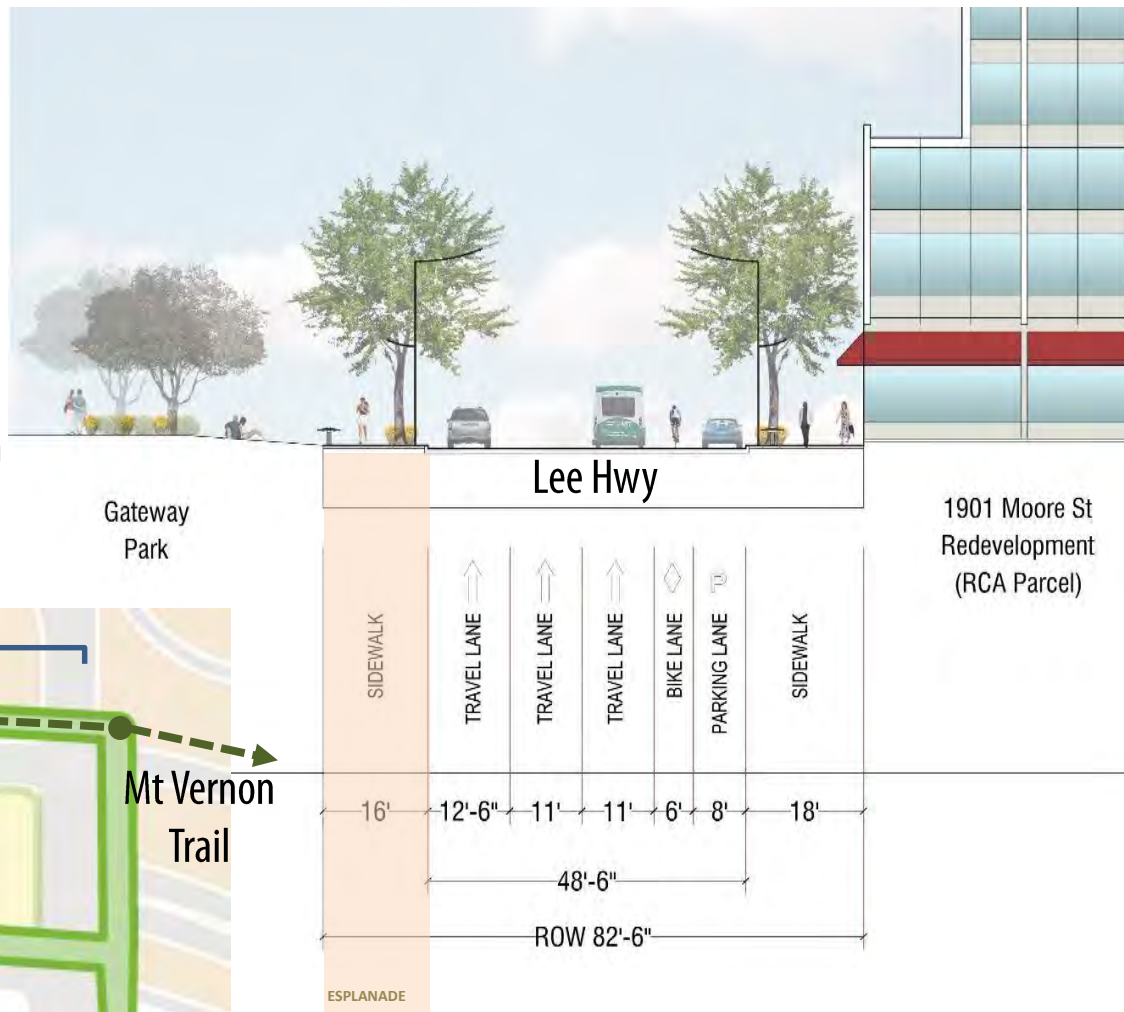
A: Gateway Park Esplanade Today



A: Gateway Park Proposed Esplanade Section

Proposed section

- Wide sidewalks flanking Lee Hwy bring experience of Gateway Park to both sides of street
- Street tree selection and planting beds coordinated with Gateway Park design



A: Gateway Park Esplanade

Precedents



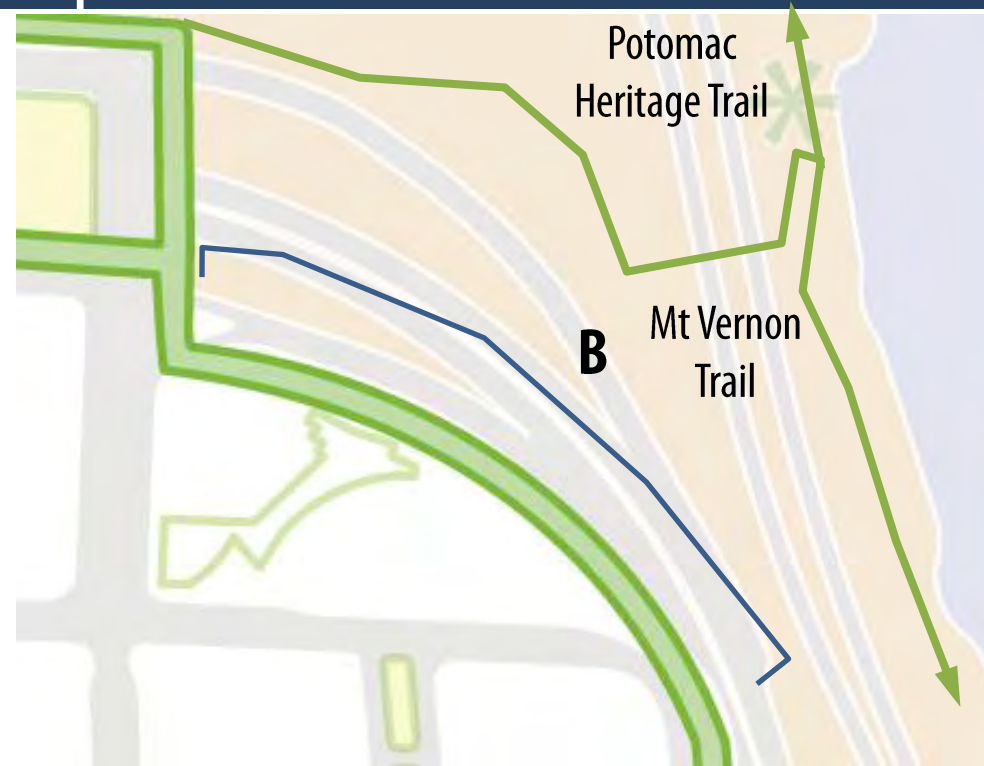
B: Waterview/Potomac Tower Esplanade

Opportunities

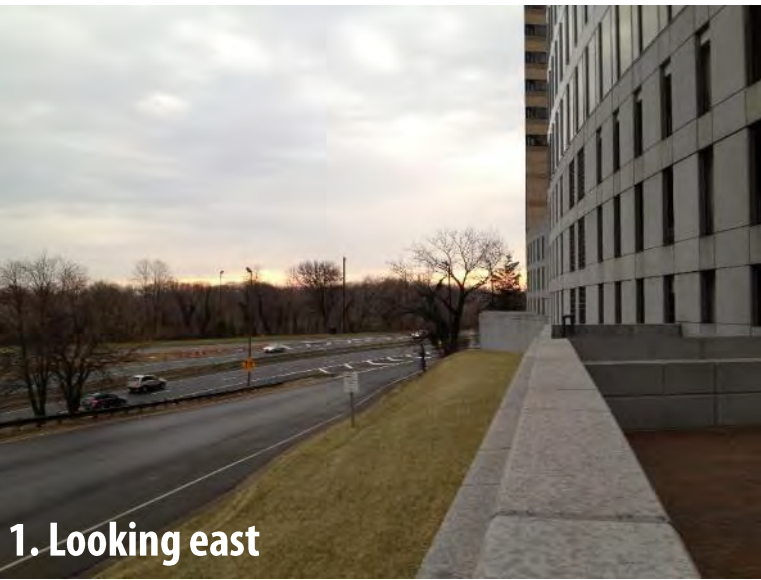
- Views of Roosevelt Island and Potomac landscape
- Additional access to Waterview public plaza and potential future air rights
- Alternate or interim route via Lynn and 19th Streets

Constraints

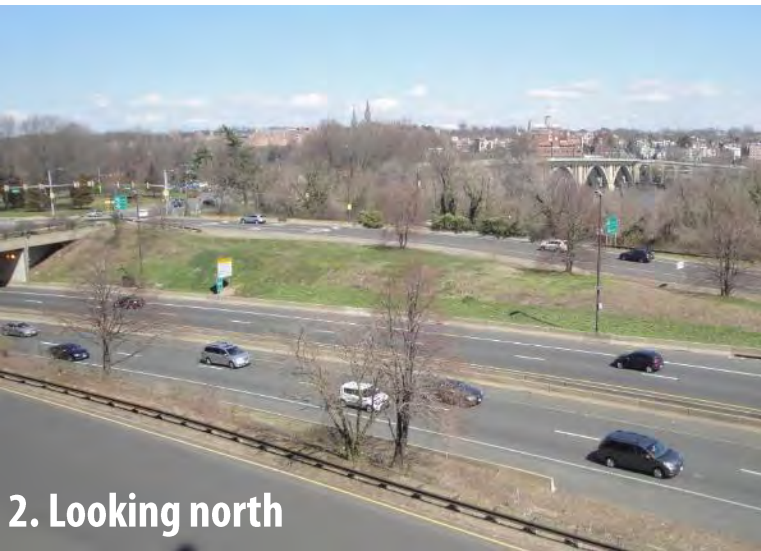
- Narrow existing condition
- Accommodating grade changes and access to plazas at different levels
- Highway visibility and noise



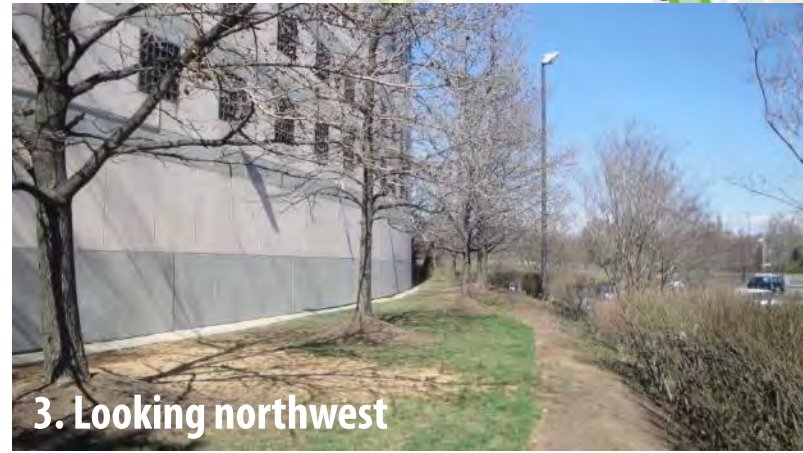
B: Waterview/Potomac Tower Esplanade Today



1. Looking east



2. Looking north

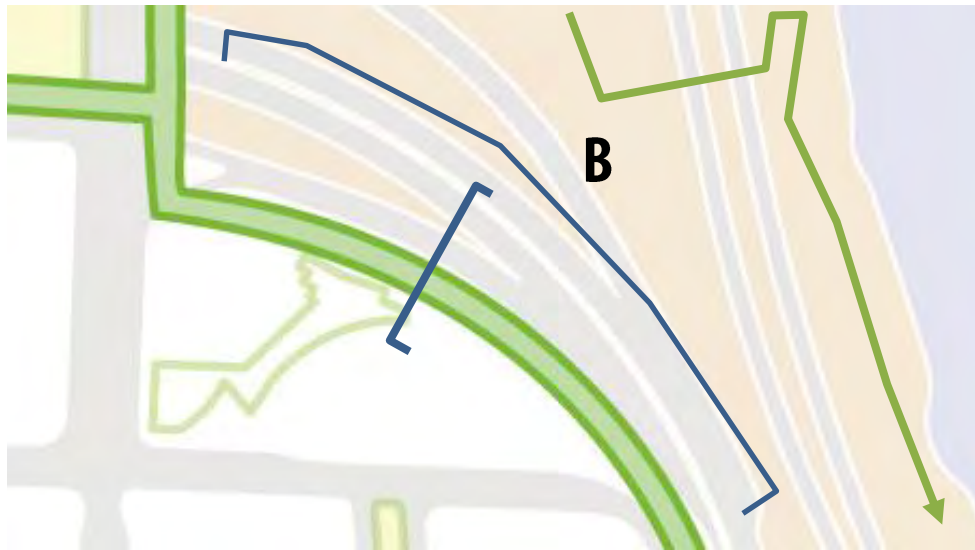
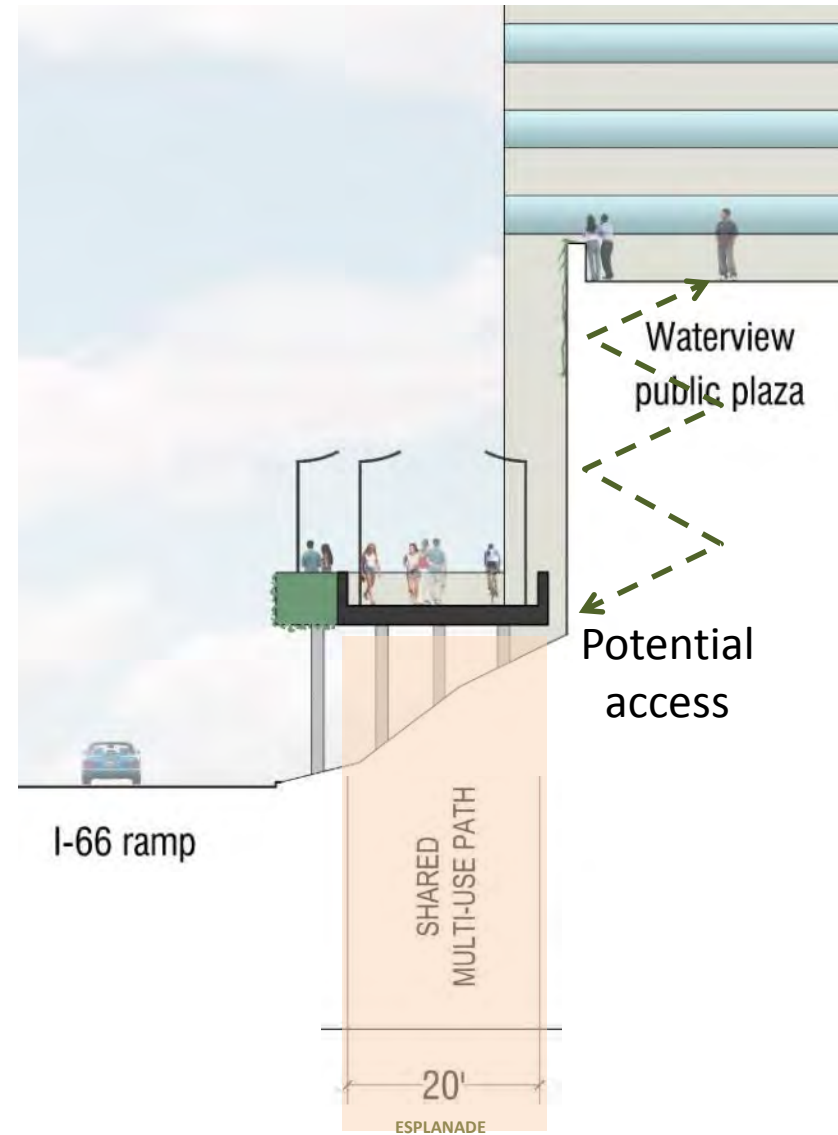


3. Looking northwest

B: Waterview/Potomac Tower Esplanade Section

Proposed section

- 20' multi-use path along Waterview Place and Potomac Tower
- Navigate approx. 12' grade change from N Lynn to 19th St/ Arlington Ridge Rd
- Consider providing vertical access to public plaza



B: Waterview/Potomac Tower Esplanade

Precedents



Multiuse path above existing highway
Brooklyn Heights Promenade



Sense of enclosure provides
alternative to wide vistas
High Line

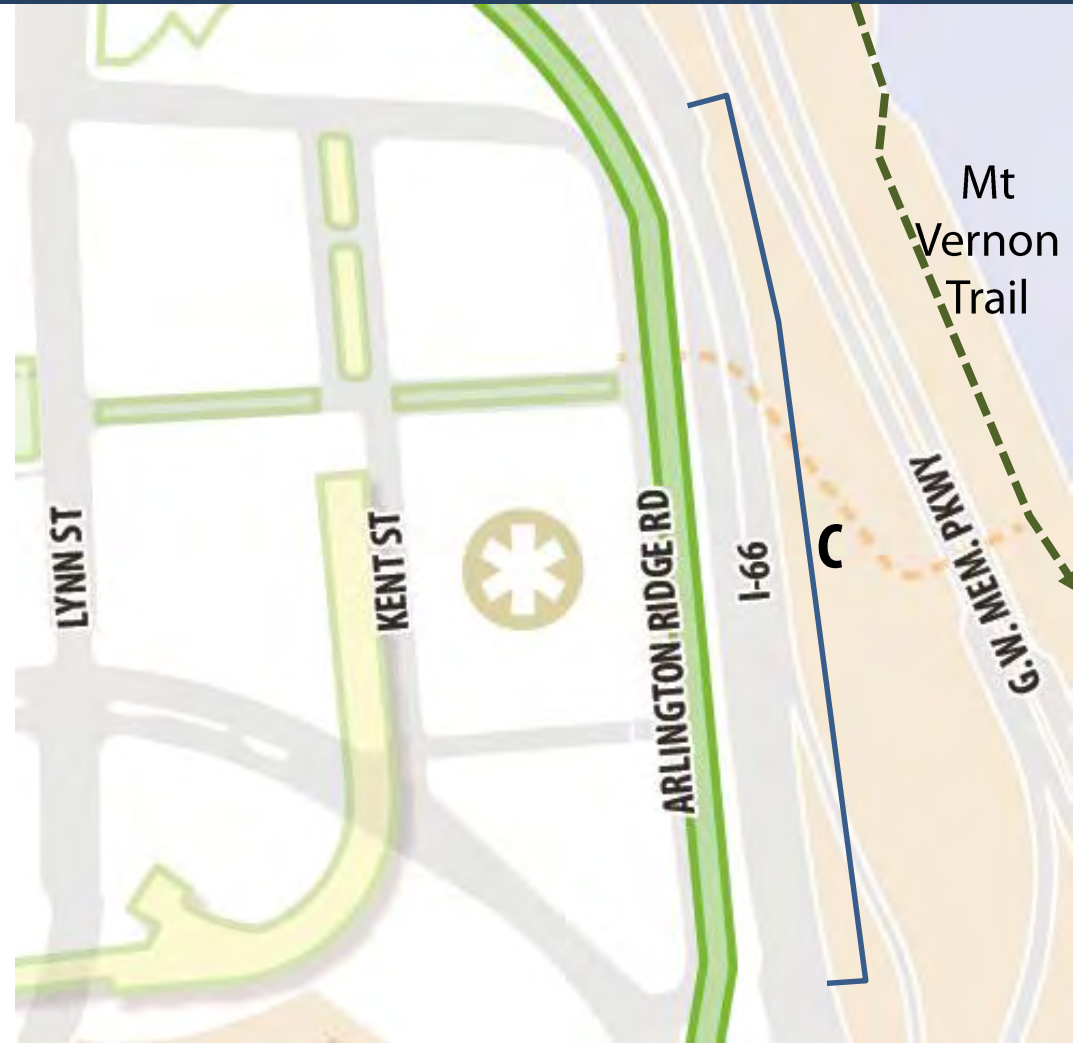
C: Rosslyn Plaza Esplanade

Opportunities

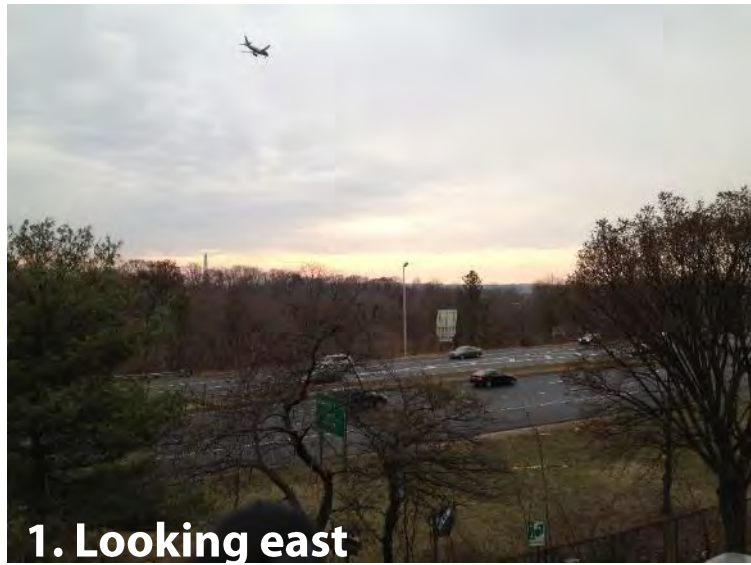
- Views to Roosevelt Island, Potomac, and future Rosslyn Plaza
- Engages with redeveloped urban edge, Potomac trails
- Connect to Rosslyn core via 19th, 18th, 17th, Wilson
- Continue south toward Iwo Jima via new Wilson Blvd crosswalk/intersection

Constraints

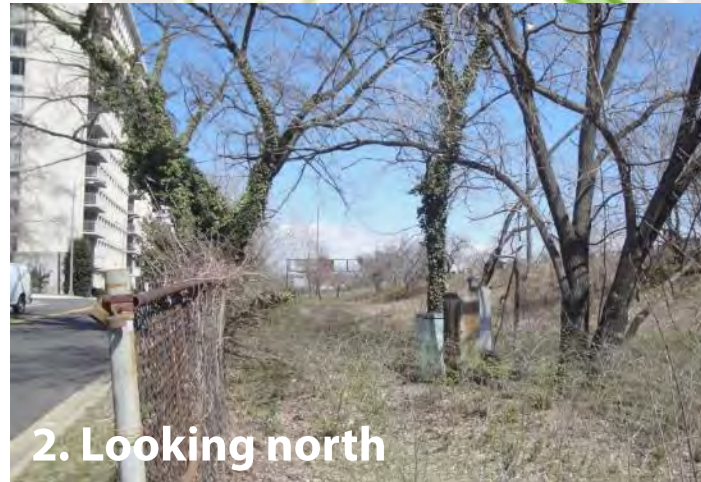
- Coordination with phased private redevelopment
- Highway visibility and noise
- Phasing with pedestrian bridge over I-66 and G.W. Memorial Parkway



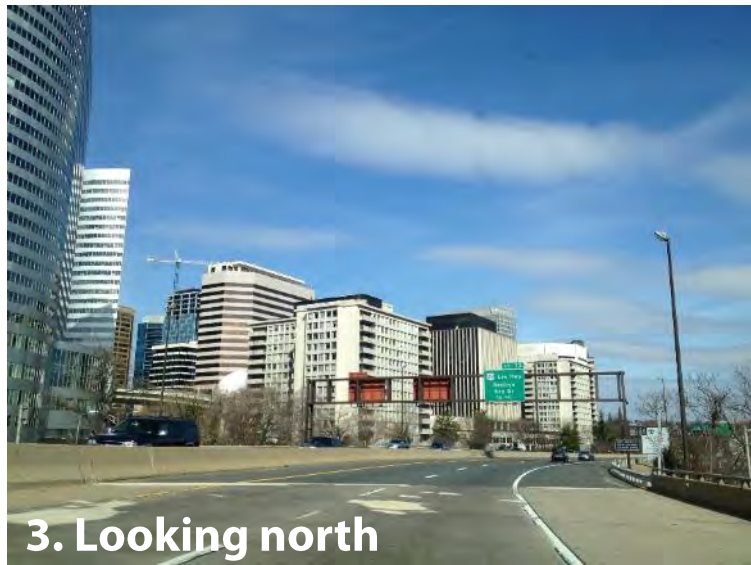
C: Rosslyn Plaza Esplanade Today



1. Looking east



2. Looking north



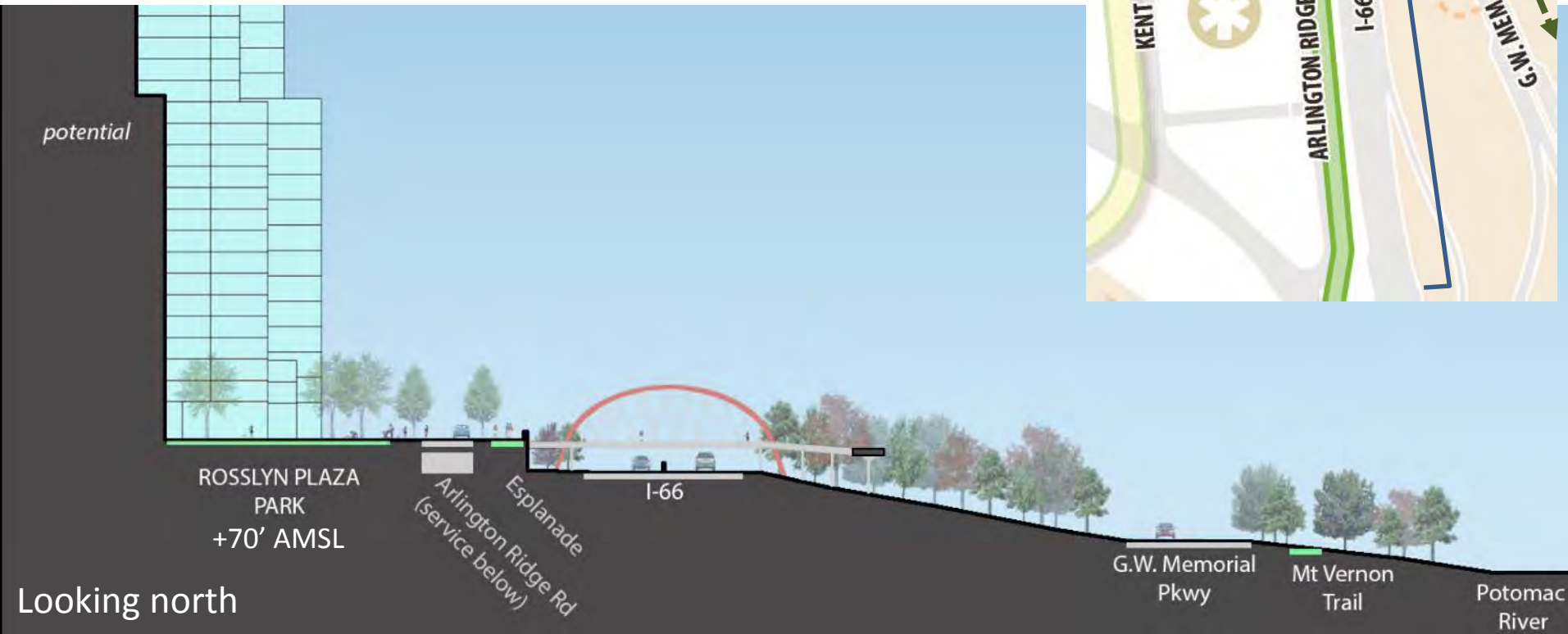
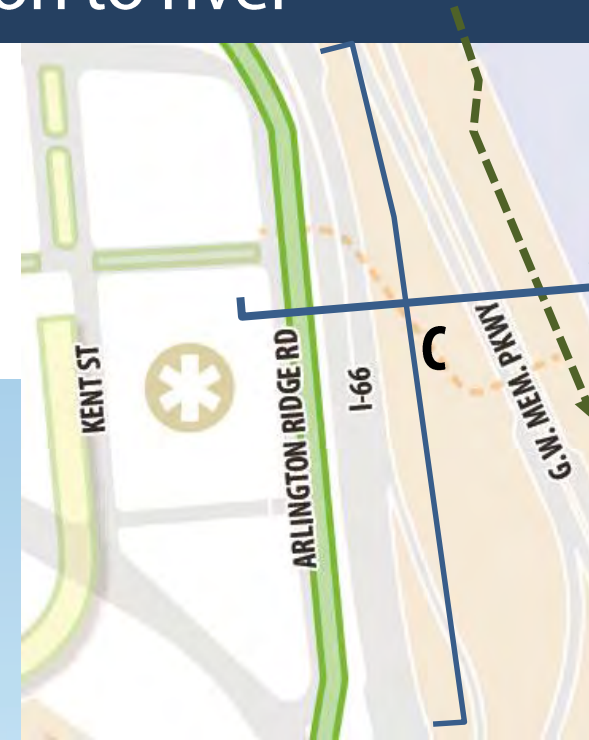
3. Looking north



C: Rosslyn Plaza Proposed Esplanade Section to river

Proposed section

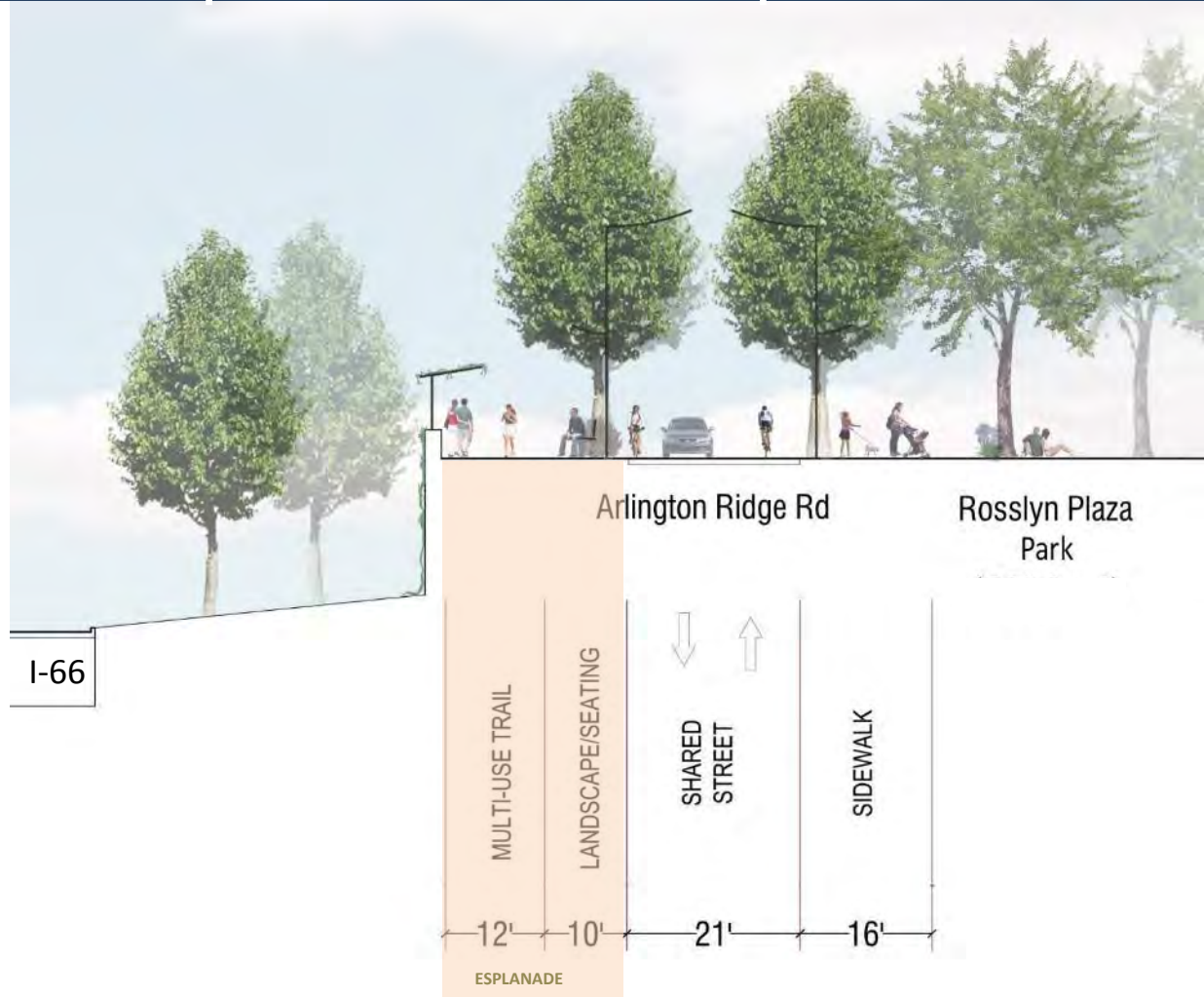
- 12' multi-use trail east of Arlington Ridge Rd
- Bicycles share use of Arlington Ridge Rd



C: Rosslyn Plaza Proposed Esplanade Section at park

Proposed section

- 12' multi-use trail east of Arlington Ridge Rd
- Bicycles share use of Arlington Ridge Rd



C: Rosslyn Plaza Esplanade

Concept Sketch



C: Rosslyn Plaza Esplanade – at Arlington Ridge/Wilson



C: Rosslyn Plaza Esplanade

Precedents



Pedestrian promenade with artistic fountains
Scioto Mile, Columbus, OH



Seating, trellis structures, and greenery
along multiuse path *Katy Trail, Dallas*



Shared street design
allows all users to
navigate the space
Brighton, England

New York, NY



C: Rosslyn Plaza Esplanade

Precedents



Pedestrian bridge over highway
Rosemont Bridge, Houston



Multi-use promenade with seating
Hoboken, NJ



New York, NY



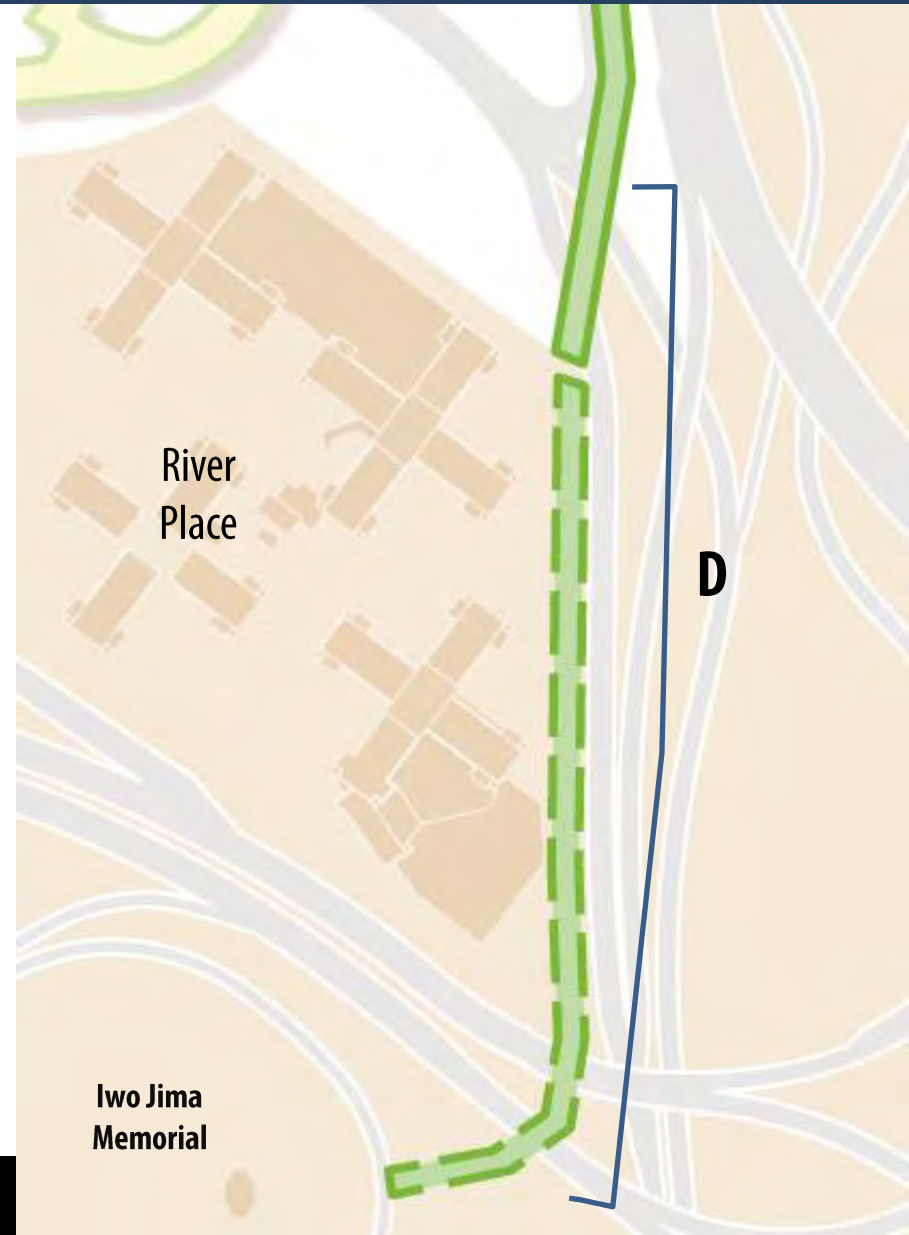
D: River Place/Iwo Jima Esplanade

Opportunities

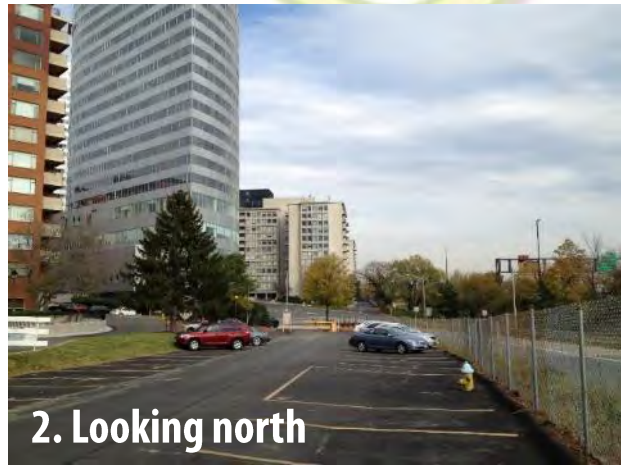
- Access to/from existing high density residential development
- Links Gateway Park all the way to Iwo Jima
- Connects to regional trail network

Constraints

- Likely long-term development
- Crossing Wilson Blvd and Arlington Blvd/Rt 50



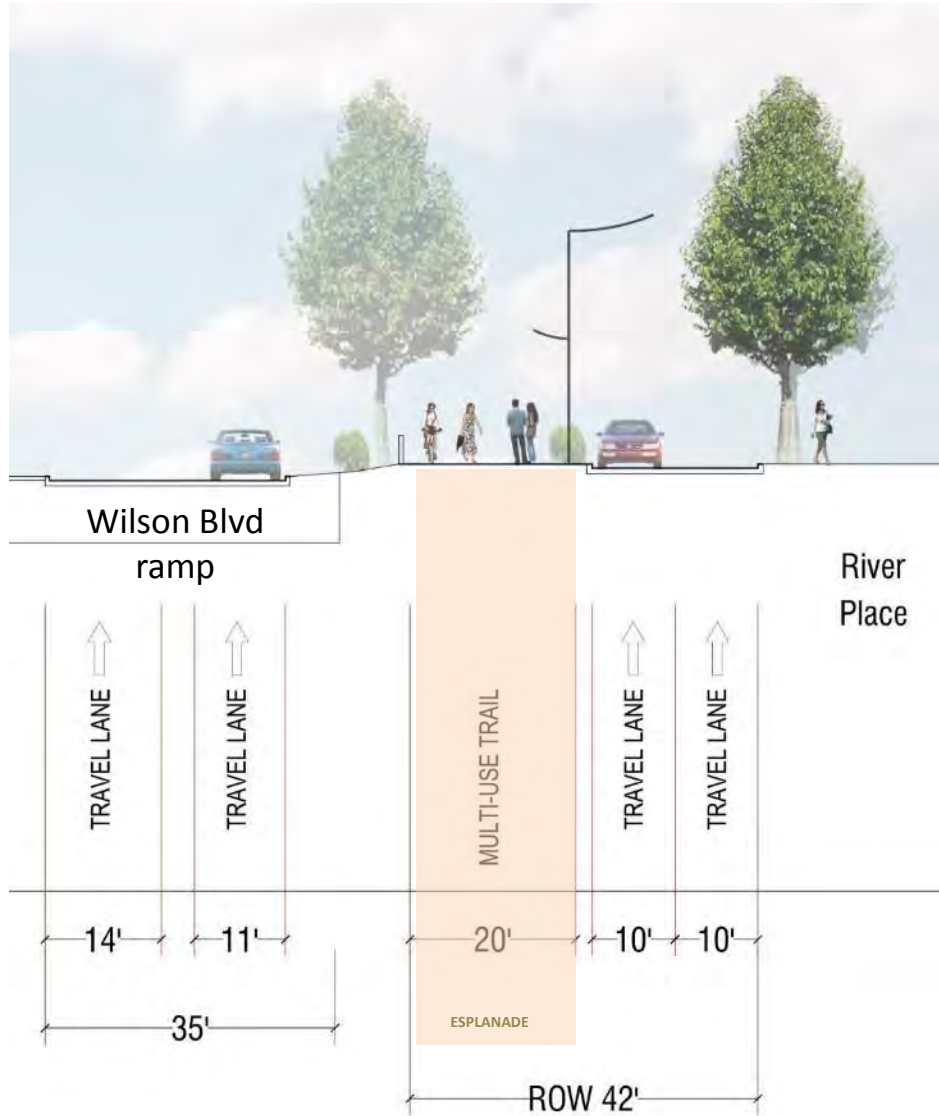
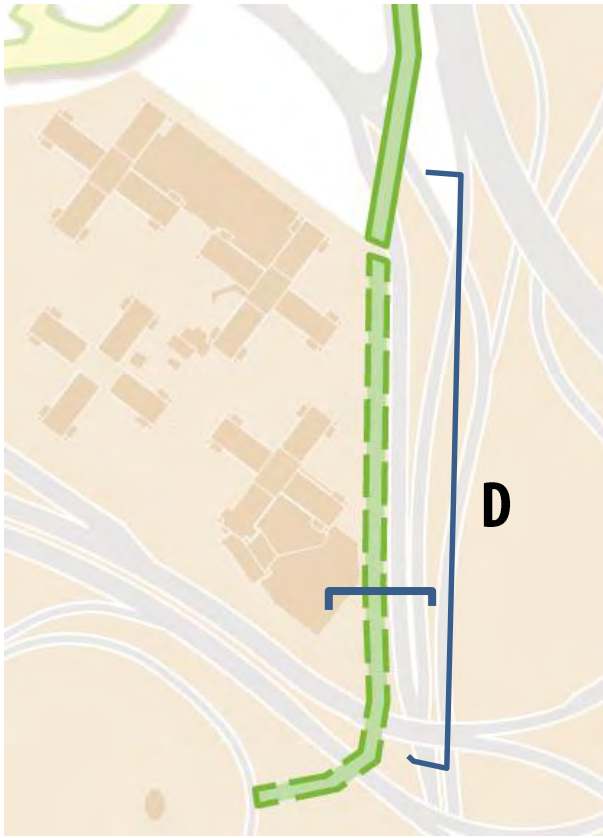
D: River Place/Iwo Jima Esplanade Today



D: Proposed River Place/Iwo Jima Esplanade Section

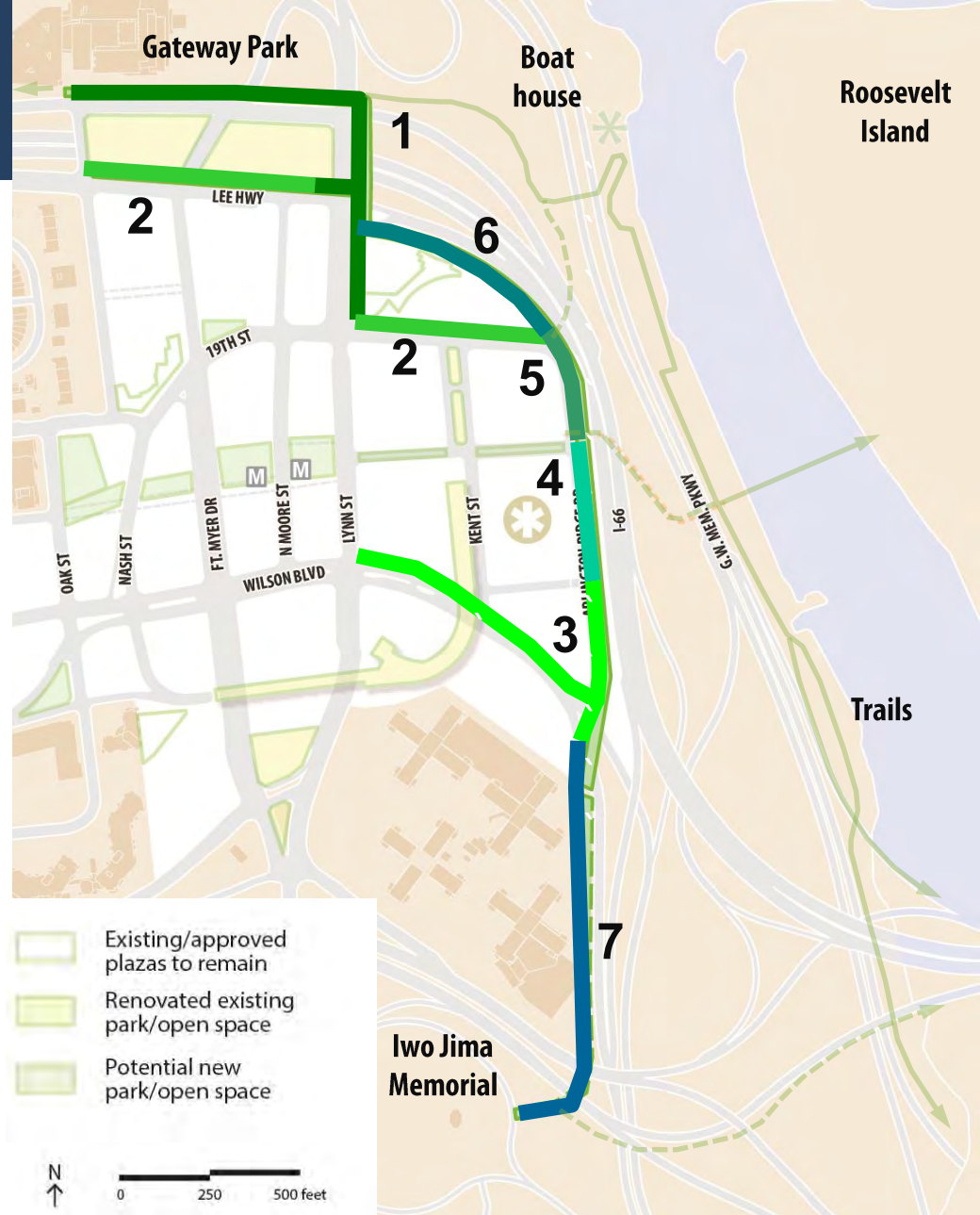
Proposed section

- 20' multi-use trail west of Wilson Blvd



The Game Changers Esplanade phasing

Sample sequence



Rosslyn Plaza Park: *Rosslyn's Terrace on the Potomac*

Type: Destination Park (“game changer”)

Description:

- Large park and plaza linked to surrounding development and available for flexible programs. Area 1.0-1.6 ac

Program:

- Festivals and live music (e.g., Annual Channel Gardens in Rockefeller Center, crafts fair)
- Larger recreation courts (volleyball and basketball, multi-purpose courts)
- Small recreation courts (bocce, horseshoes, etc.)
- Children’s play features
- Outdoor dining and retail
- Open, flexible lawn area
- Community canine area
- Outdoor table games (chess, ping pong, etc.)



Program possibilities



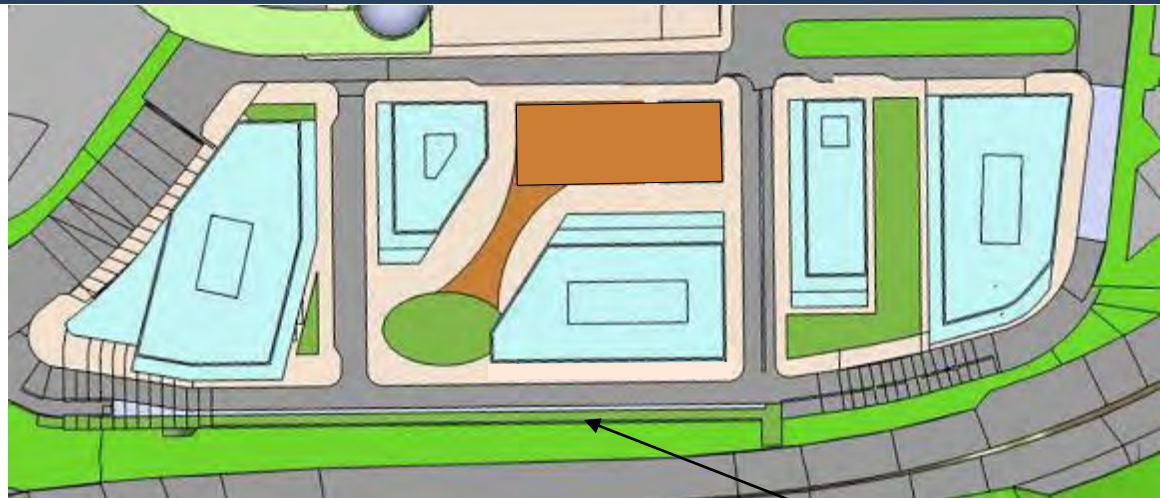
Rosslyn Plaza Park

Main strategies:

- Design and program as active destination
- Create significant visual and access connections to The Esplanade, Wilson, 17th, 18th, 19th Streets
- Thoroughly integrate design and use with adjacent development

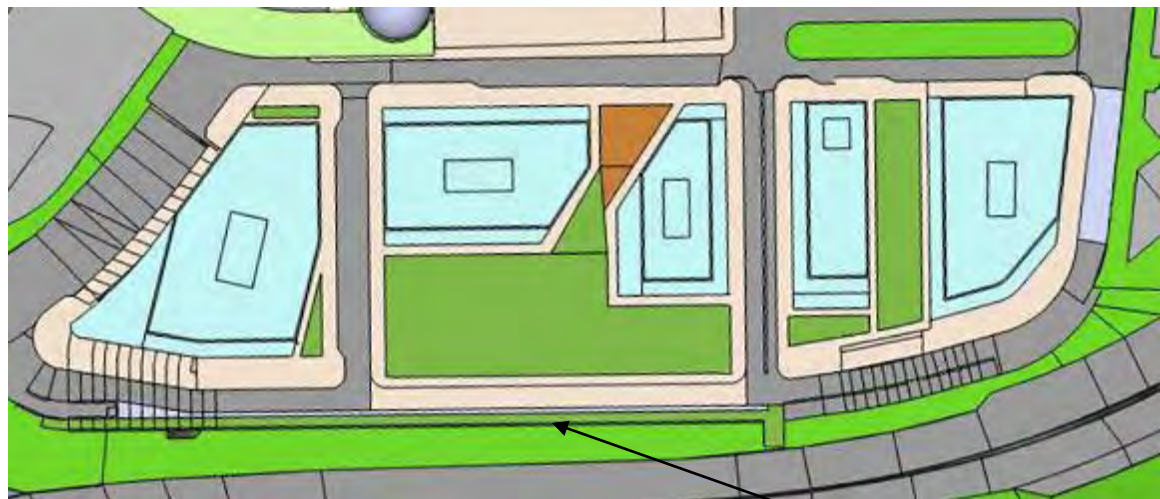
Layout alternatives:

- Locate major space to connect the Esplanade with Kent Street
- Locate major space along the Esplanade



Scenario 1

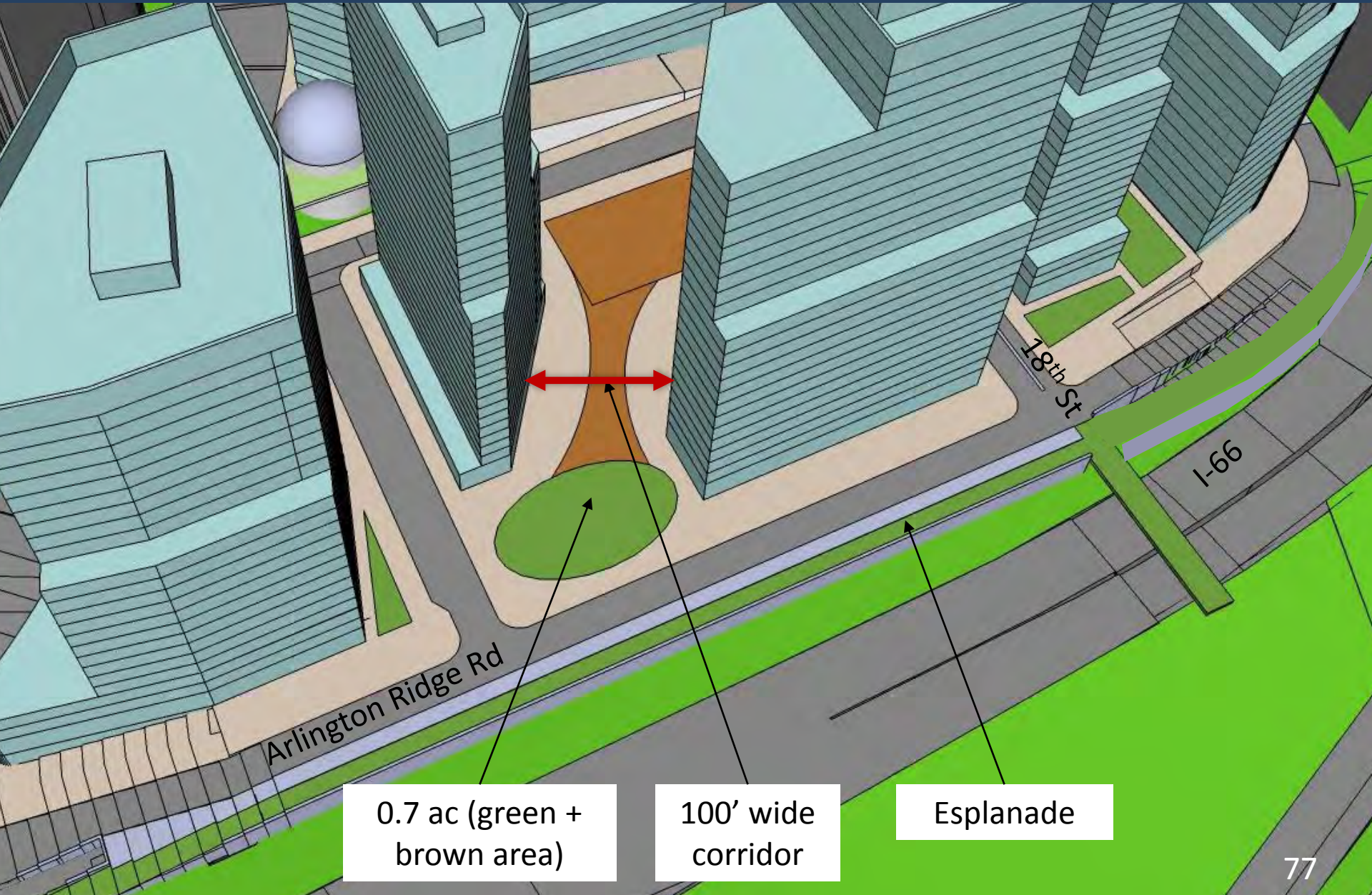
esplanade



Scenario 2

esplanade

Scenario 1: major space connects Kent & Esplanade



Arlington Ridge Rd

18th St

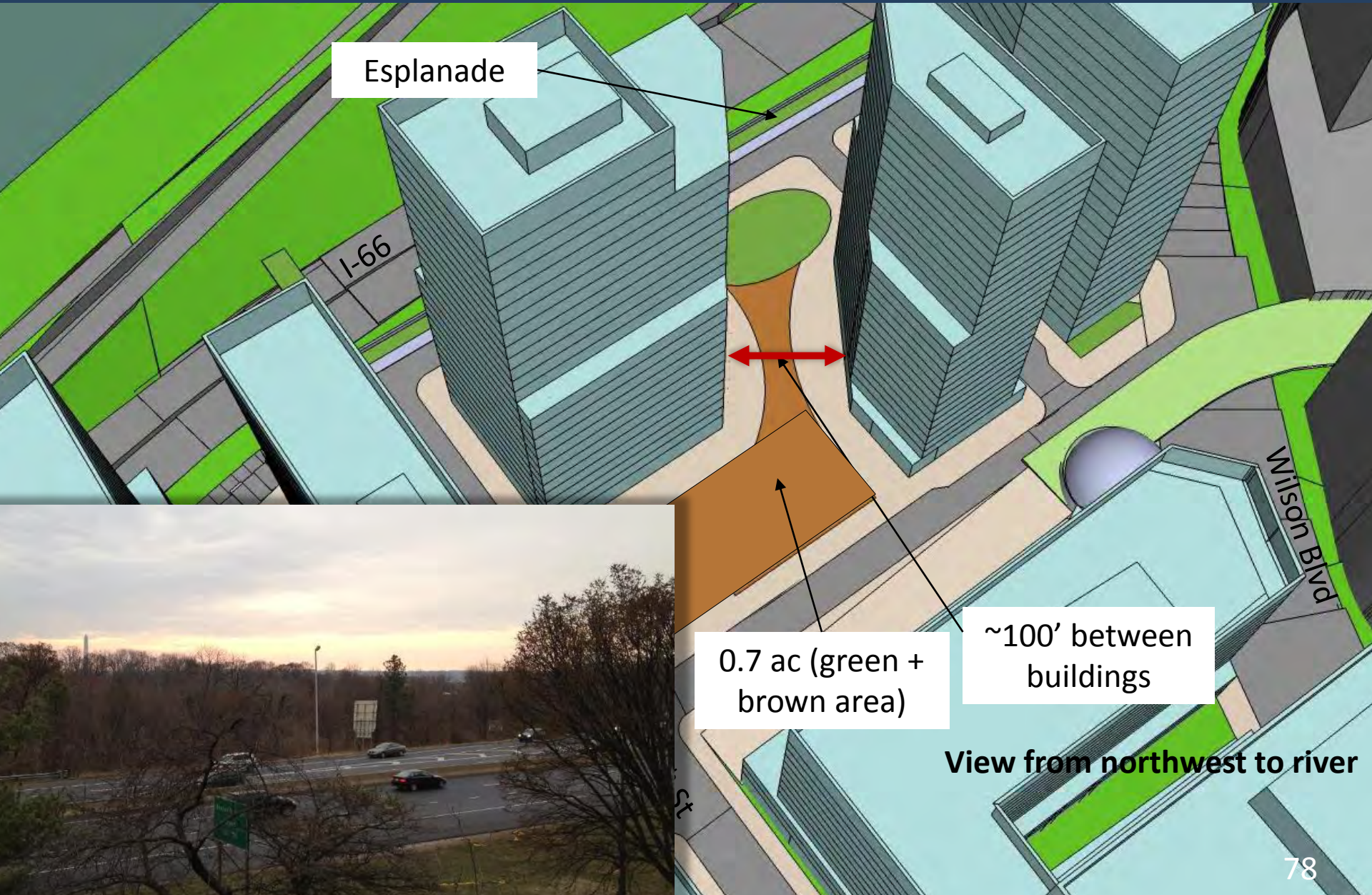
I-66

0.7 ac (green + brown area)

100' wide corridor

Esplanade

Scenario 1: major space connects Kent & Esplanade



Esplanade

I-66

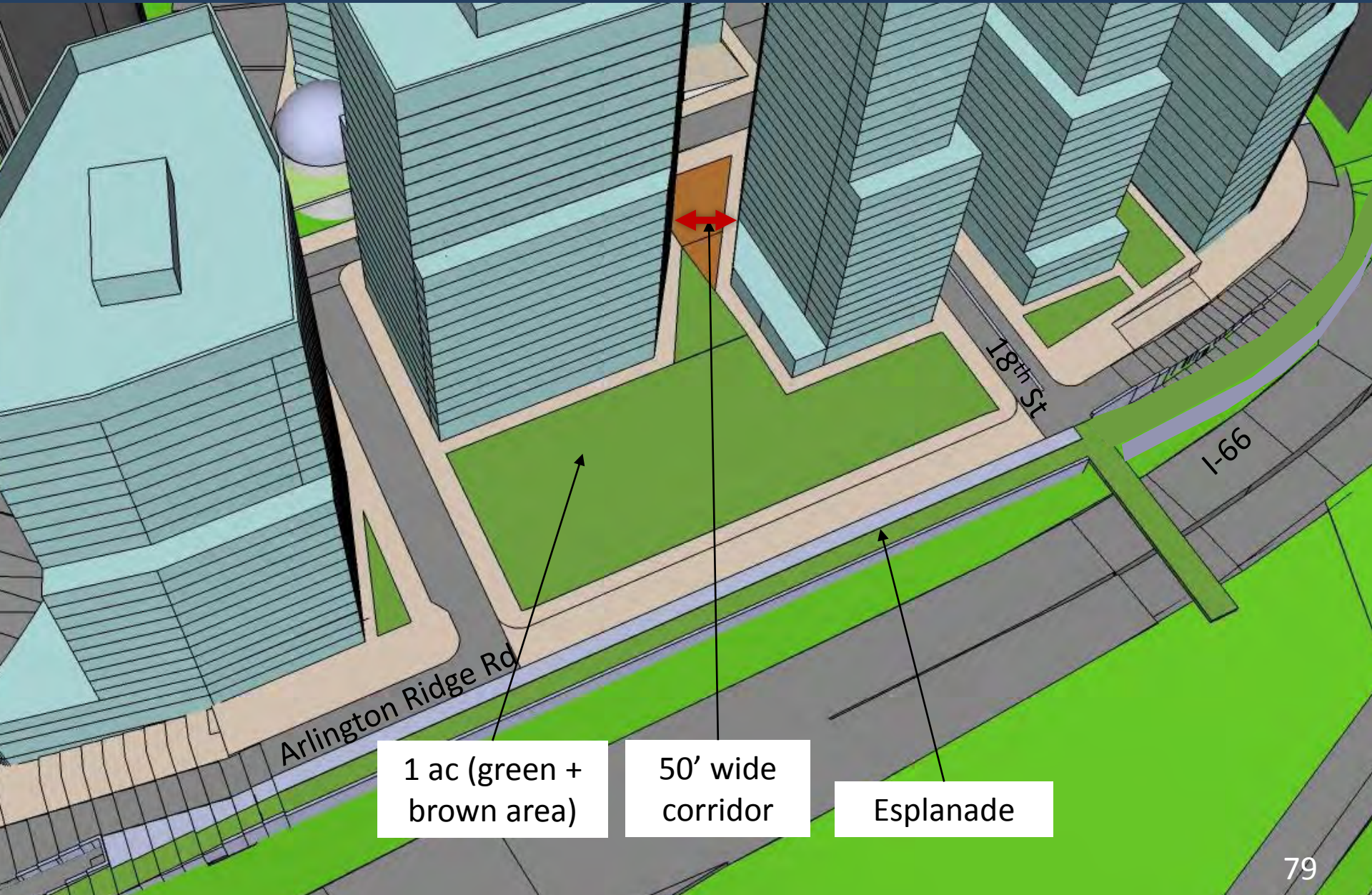
Wilson Blvd

0.7 ac (green + brown area)

~100' between buildings

View from northwest to river

Scenario 2: major space runs along Esplanade

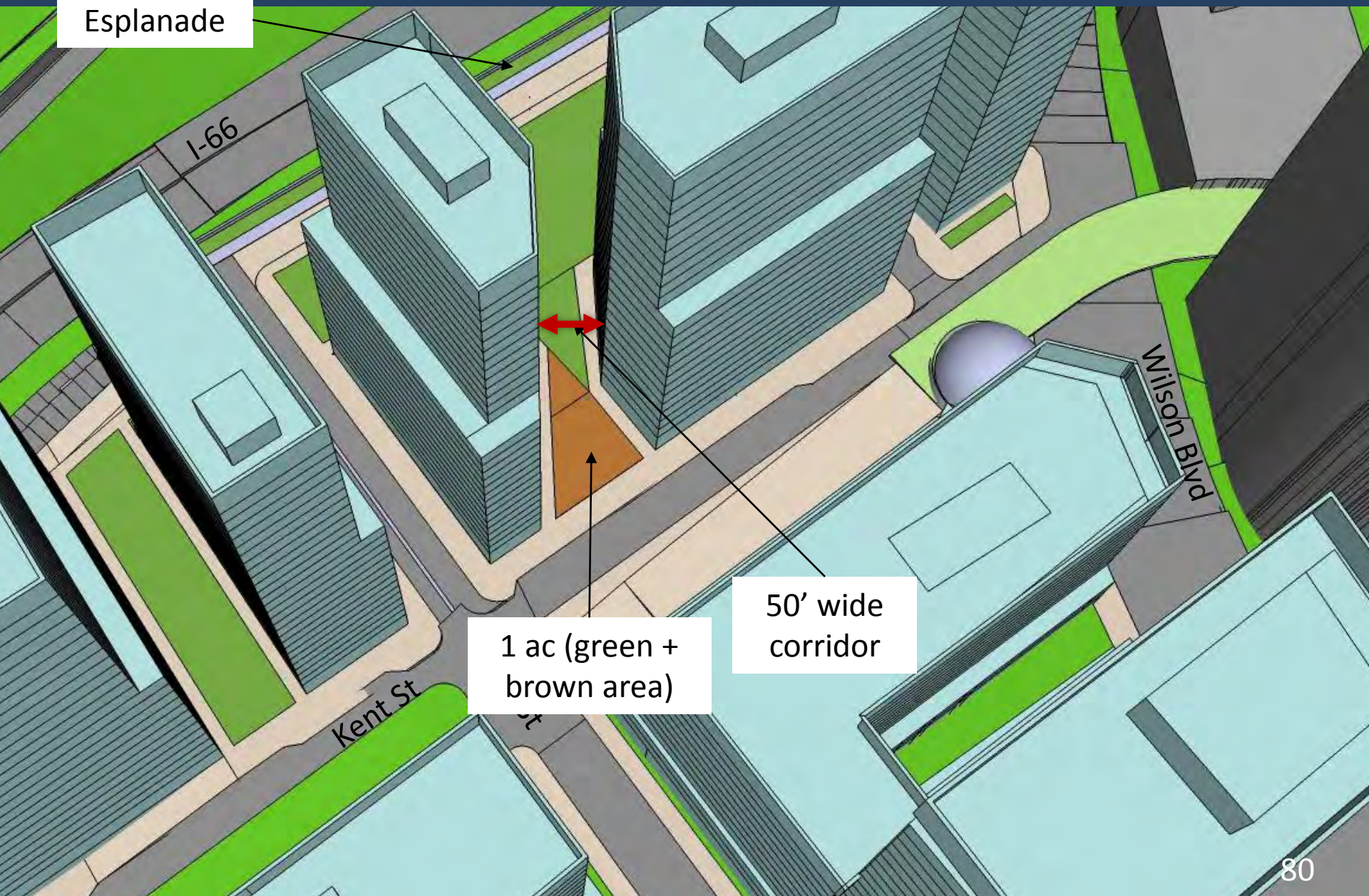


1 ac (green + brown area)

50' wide corridor

Esplanade

Scenario 2: major space runs along Esplanade



Esplanade

I-66

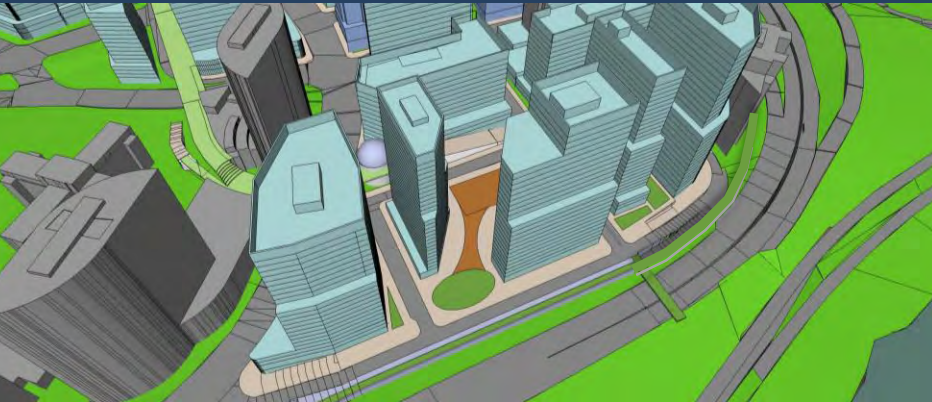
Wilson Blvd

Kent St

1 ac (green + brown area)

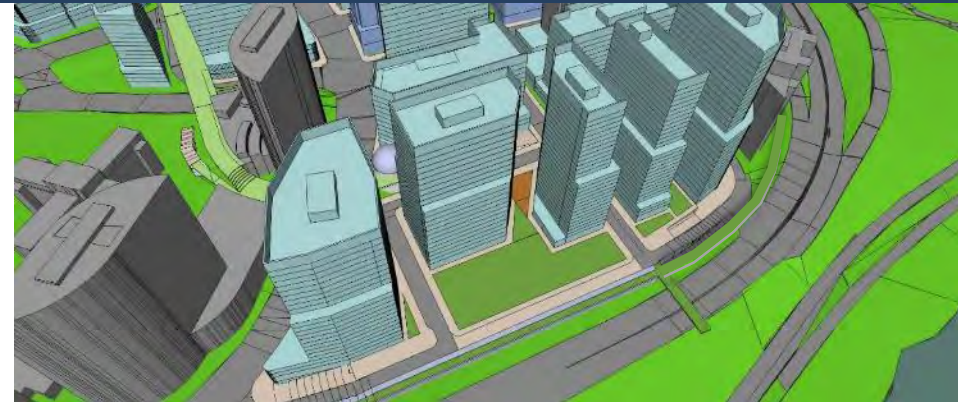
50' wide corridor

Rosslyn Plaza Park: Comparing alternatives



SCENARIO 1

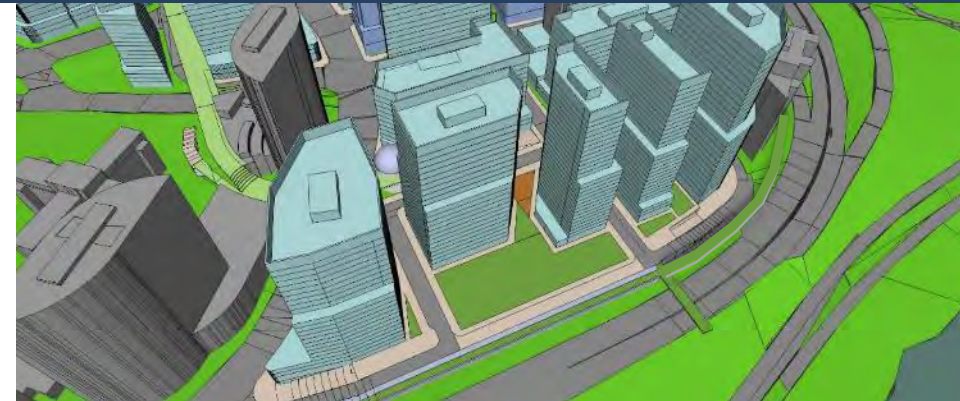
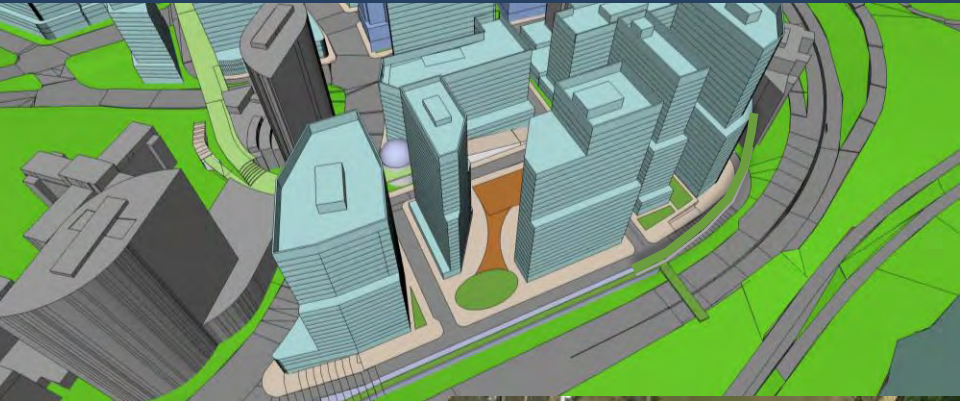
- Series of spatial experiences
 - Retail-themed square at Kent/18th, buffered from highway presence (0.4 ac, approx. 1,600 people)
 - Park at Esplanade (0.2 ac, approx. 800 people)
 - Passage between (0.1 ac)
- Highlights view toward Arlington Mem. Bridge



SCENARIO 2

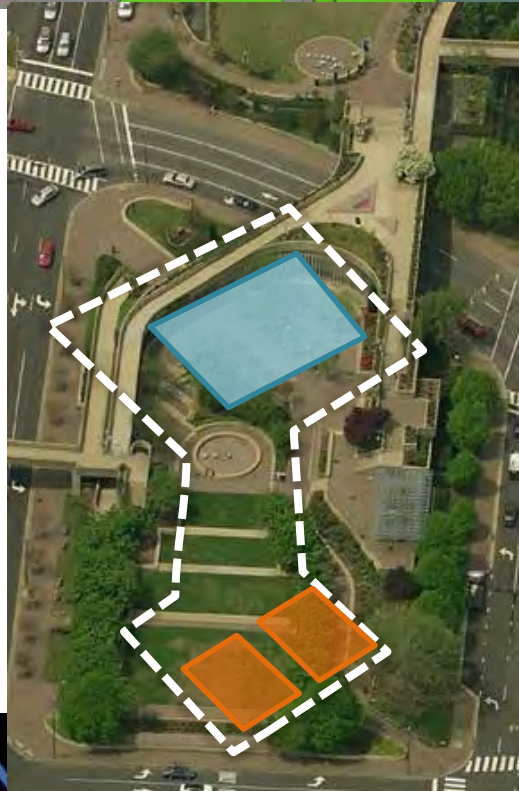
- Emphasis on one grand space
 - More event variety/capacity (1 ac, approx. 4,000 people)
 - Greater sense of presence in Potomac landscape
- Broader range of views
- Smaller retail plaza/passage at Kent/18th

Rosslyn Plaza Park: Comparing alternatives



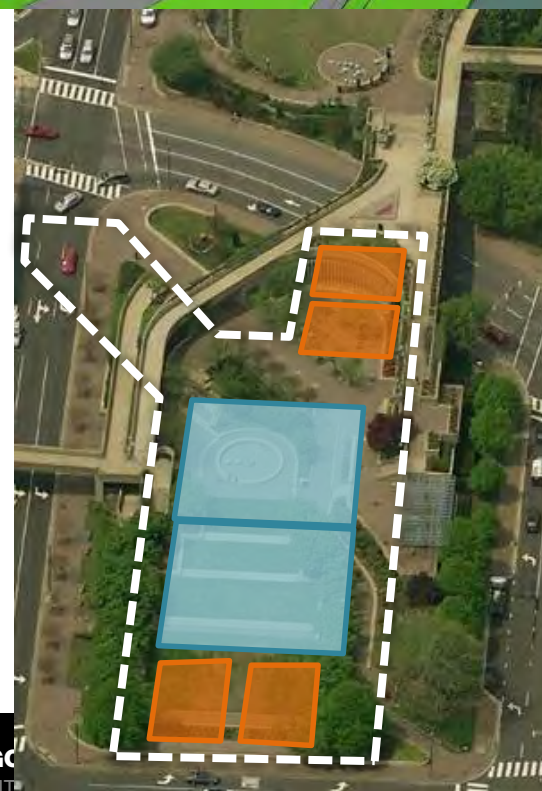
SCENARIO 1

- 0.7 acres program-mable space
- 1 ac overall open space on block



SCENARIO 2

- 1 acre program-mable space
- 1.1 ac overall open space on block



6. Next steps

- Next meeting
October 30

