

WEST ROSSLYN

SPRC MEETING
NOVEMBER 14, 2016

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WEST ROSSLYN
ARLINGTON, VA

leeandassociatesinc

PENZANCE

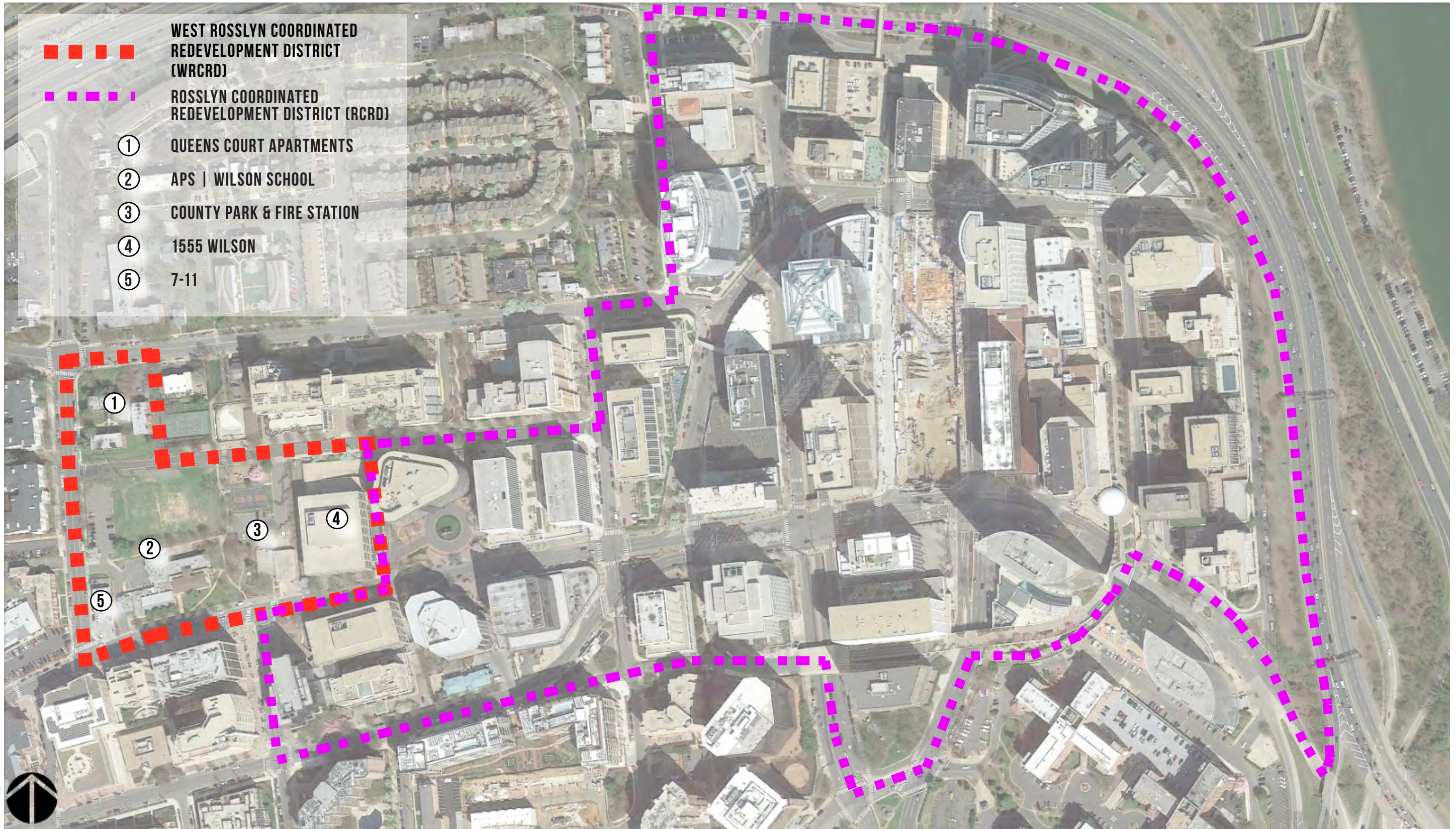


BOWMAN
ENGINEERING/CONSULTING INC

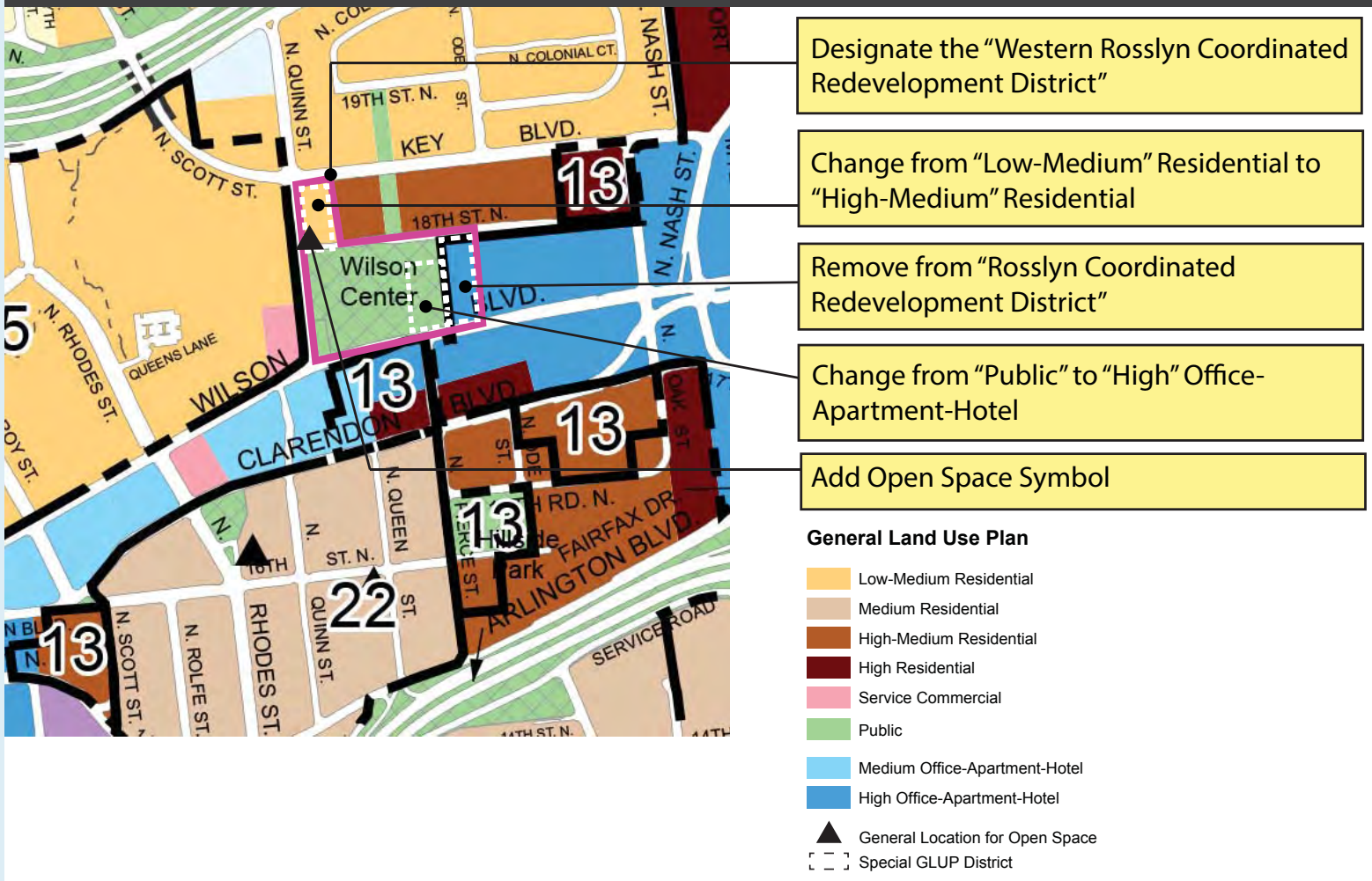
STUDIOS
architecture

A1
11.14.2016





MAP 4.1 | PROPOSED GLUP AMENDMENTS



WESTERN ROSSLYN AREA PLANNING STUDY
PROCESS TIMELINE



WRAPS WORKING GROUP

- Planning Commission
- Transportation Commission
- Housing Commission
- Colonial Village III, Homeowners Association
- Economic Development Commission
- At-Large (Planning Commission)
- Penzance Companies
- Parks & Recreation Commission

- Radnor-Ft. Myer Heights Civic Association
- Historical Affairs and Landmark Review Board
- Arlington Partnership for Affordable Housing
- Rosslyn Business Improvement District
- Environmental Efficiency and Conservation Commission (E2C2)
- North Rosslyn Civic Association
- Emergency Preparedness Advisory Commission
- Public Facilities Review Committee
- Building Level Planning Committee

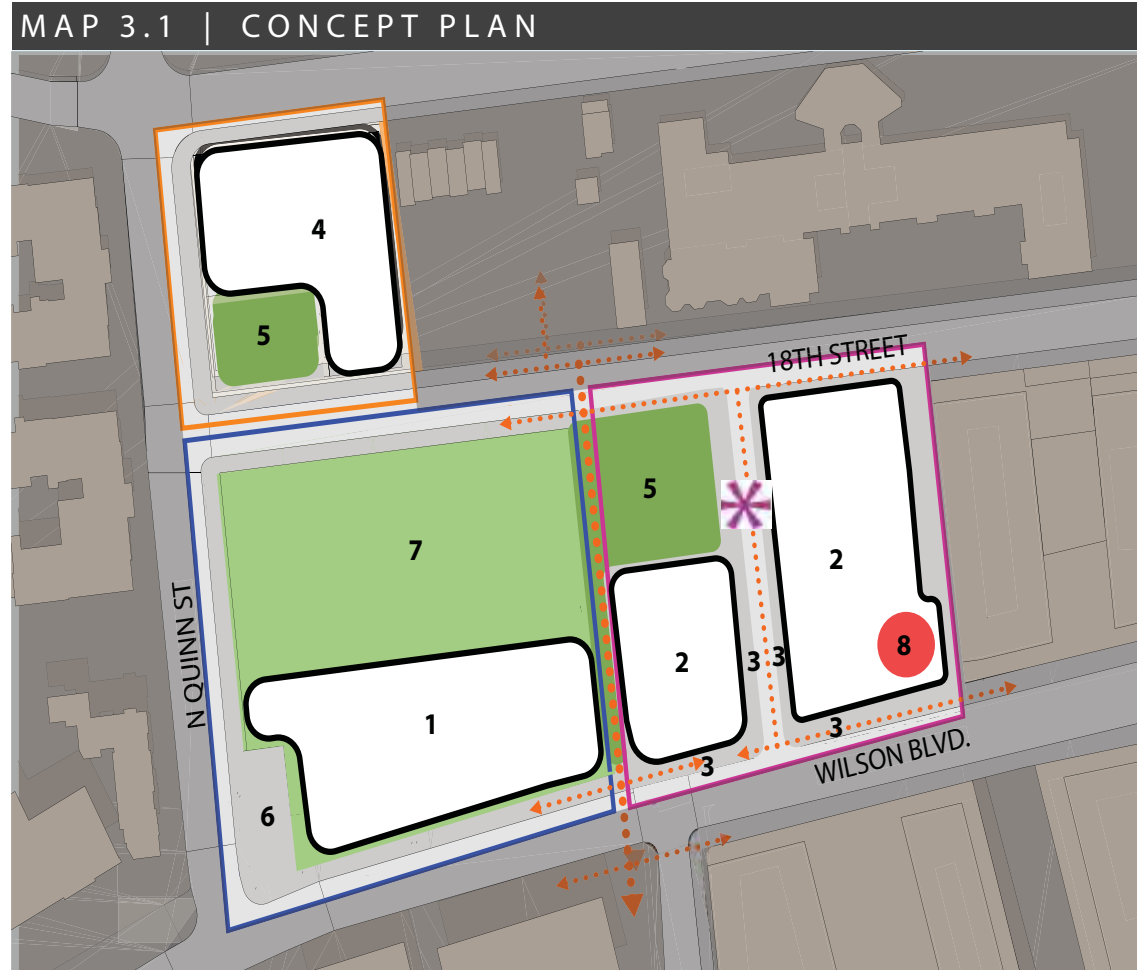
INTRODUCTION

- A multi-story secondary school with up to 1,300 seats;
- Recreation and open space that is up to 60,000 square feet in size; which could include athletic field(s) and interior space within the school to be used jointly by the school and the community, and other open space that replaces the existing playground and basketball court located within Rosslyn Highlands Park or provides similar needed passive and active park and recreational amenities for use by the community;
- A new fire station;
- Affordable housing;
- Energy efficiency / sustainability;
- Economically viable, urban and vibrant development with a mix of uses, heights and densities that support achieving County goals; and
- Effective multi-modal transportation facilities and services.

THE PLAN

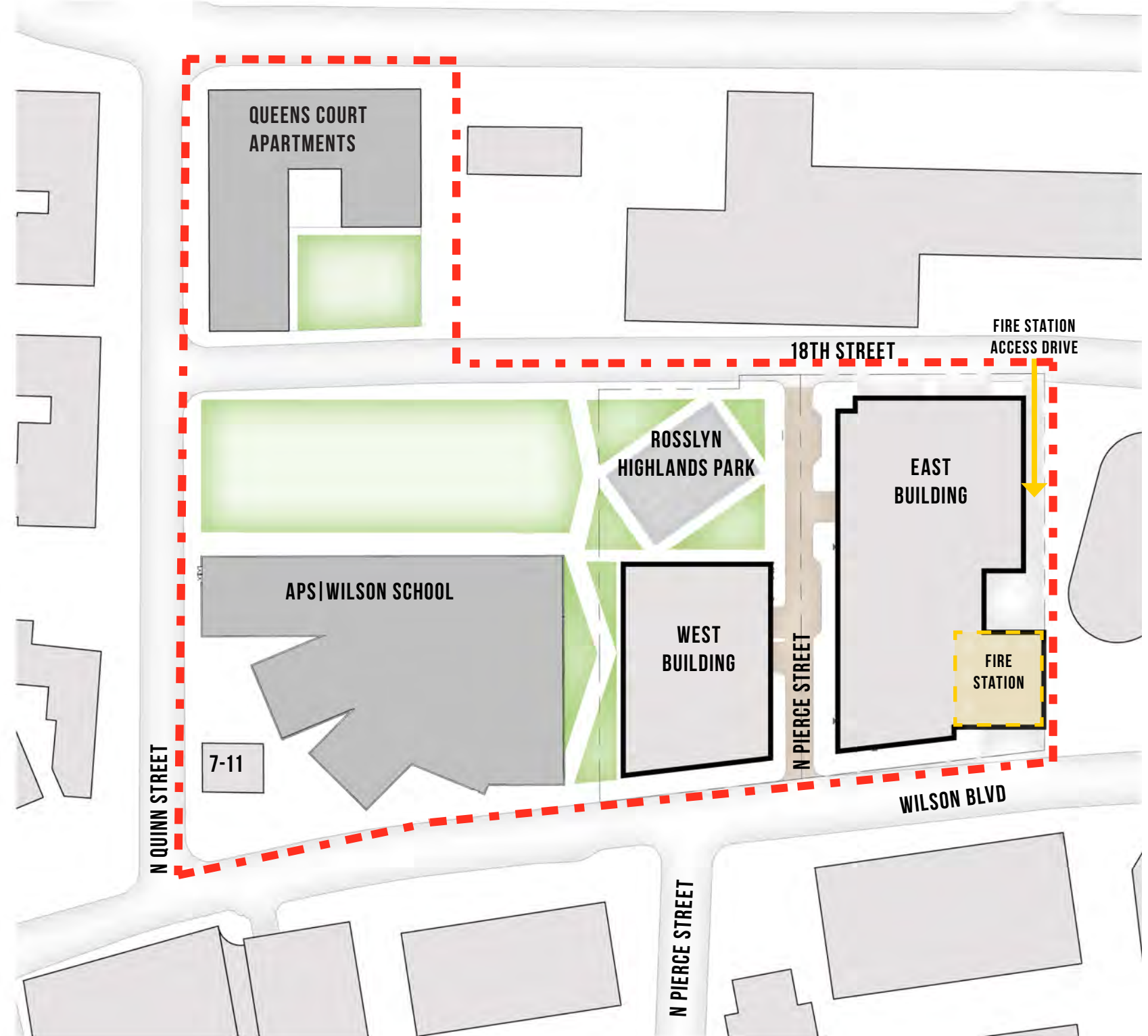
- Joint development of the County and Penzance parcels;
- Flexibility with respect to school siting within the Wilson School site;
- Maximizing affordable housing on the Queens Court (APAH) parcel;
- Providing flexible, contiguous open spaces and recreational facilities that meet the needs of Arlington Public Schools and the community;
- Allowing mixed-use development that compliments the area and incorporates public elements, including a fire station and a public park;
- Minimizing conflicts between emergency vehicle operations and other traffic through the area;
- Providing a sufficient amount of development to support the County's goal to offset the cost of public improvements, such as a new Fire Station #10 and public park improvements; and
- Providing improvements to the street network to enhance circulation and mitigate the impacts of new development.

MAP 3.1 | CONCEPT PLAN



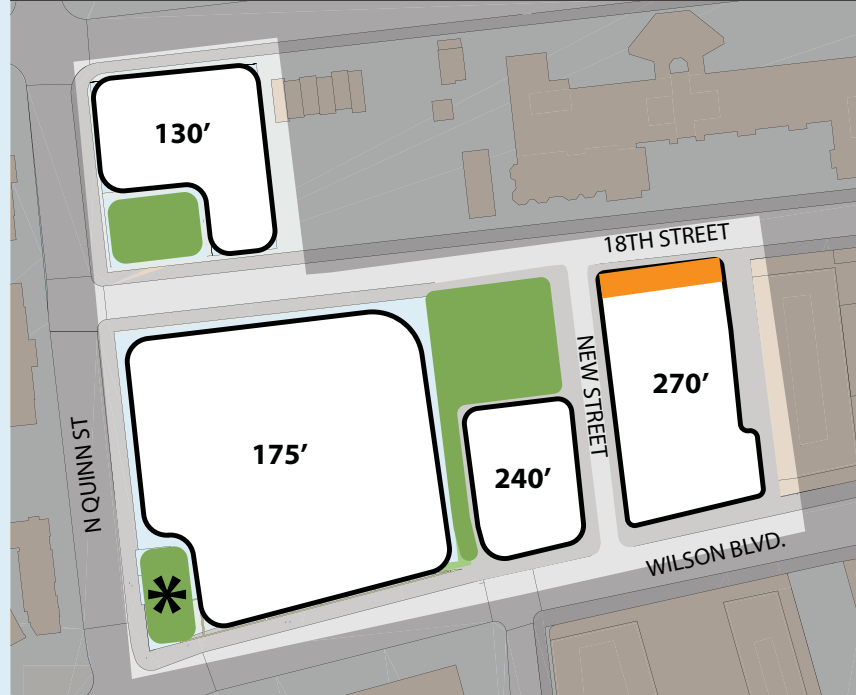
- Mixed-Use Development Area
- School Development Area
- Housing Development Area
- ... Pedestrian Access/Circulation
- * New Street

- 1- School
- 2- Mixed-Use Development
- 3- Retail/Active Uses at Ground Level
- 4- Affordable Housing Development
- 5- Public Park Space
- 6- Future Public Use
- 7- School Recreation Area
- 8- Fire Station
- 9- Special Open Space Treatment





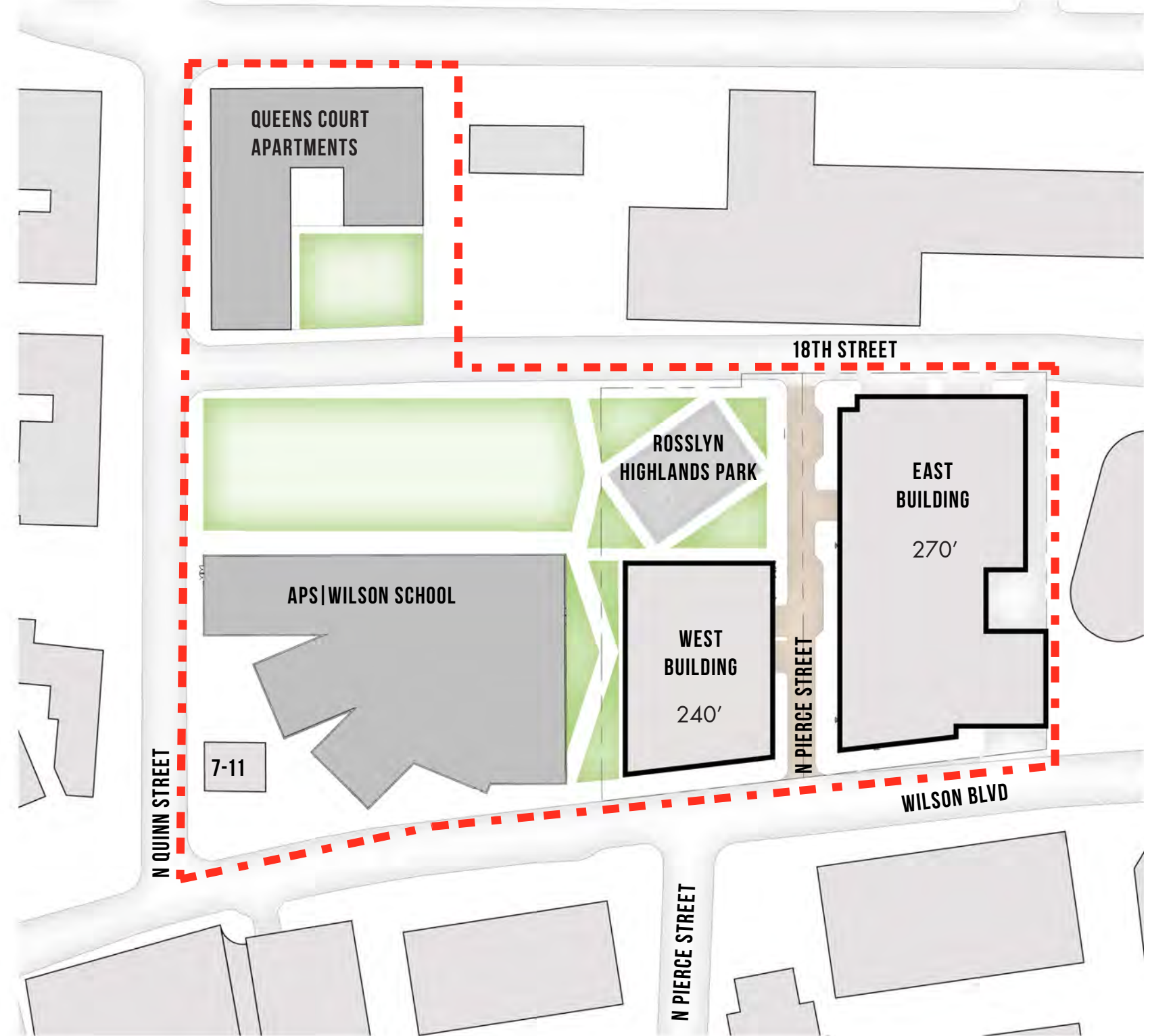
MASSING OVERVIEW : BUILDING HEIGHTS

MAP 3.3 | HEIGHTS PLAN

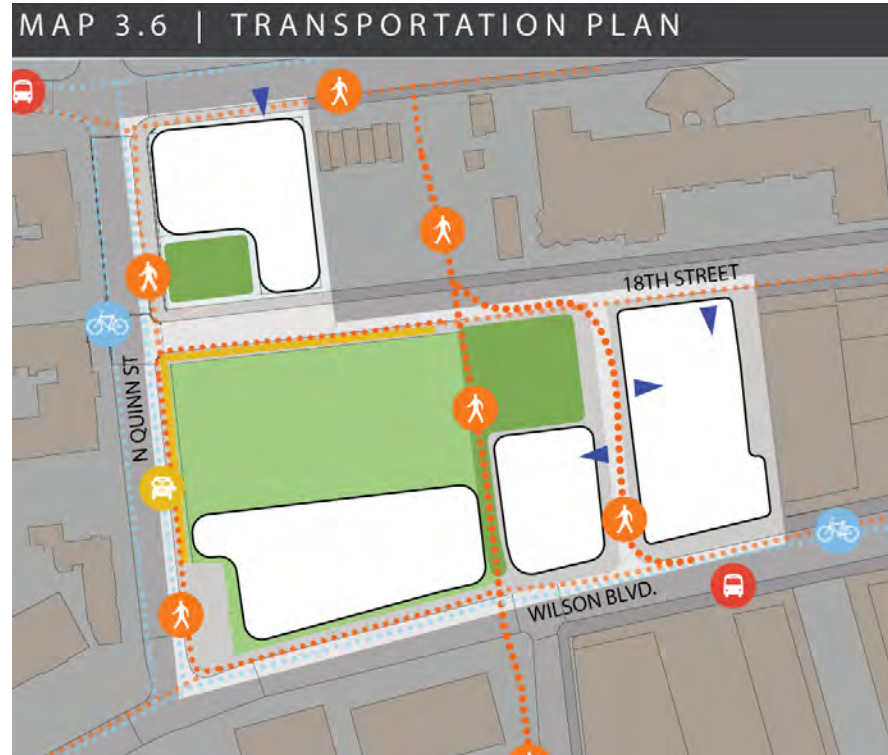


Note: Maximum Heights shown are to the roofline and do not include building penthouses. In addition, see the Building Heights Context Map in the Appendix for surrounding building heights.

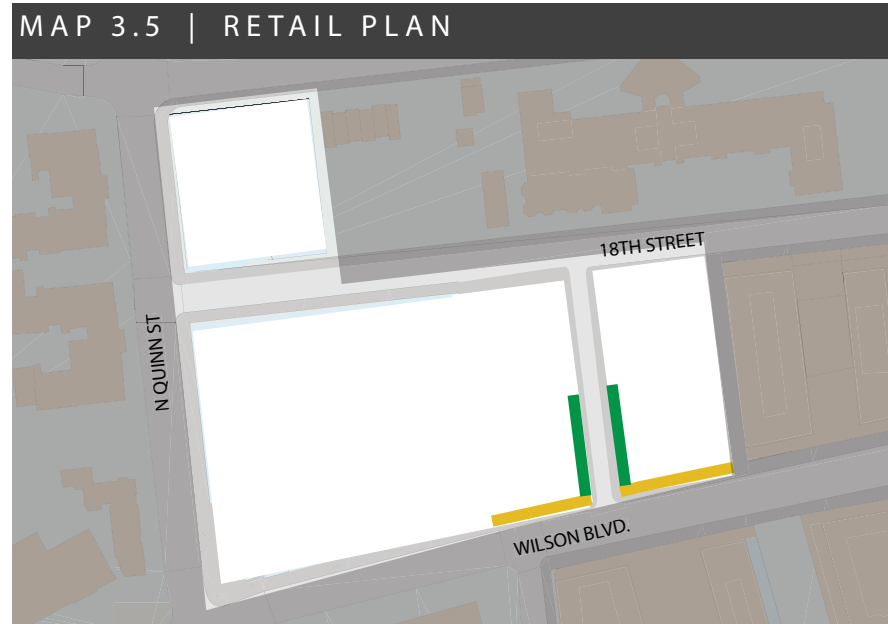
- XXX** Maximum building height above average site elevation (ASE)
-  Park and plaza space/public use
-  15' facade stepback
- *** This Plan calls for Public Use in this location which could include a range of uses such as a public plaza or a small building serving public uses. Maximum height should not exceed 45' consistent with S-3A zoning which is generally applicable to the existing Public designation shown on the General Land Use Plan for this area.



SITE - GROUND FLOOR PLAN & GUIDELINES



28 | WESTERN ROSSLYN AREA PLAN



GOLD - Streets planned for retail sales, restaurants and entertainment establishments, personal service retail, repair retail and retail equivalents. Exterior and interior design elements as set forth in the Retail and Urban Design Guidelines. Managed lobby frontage.

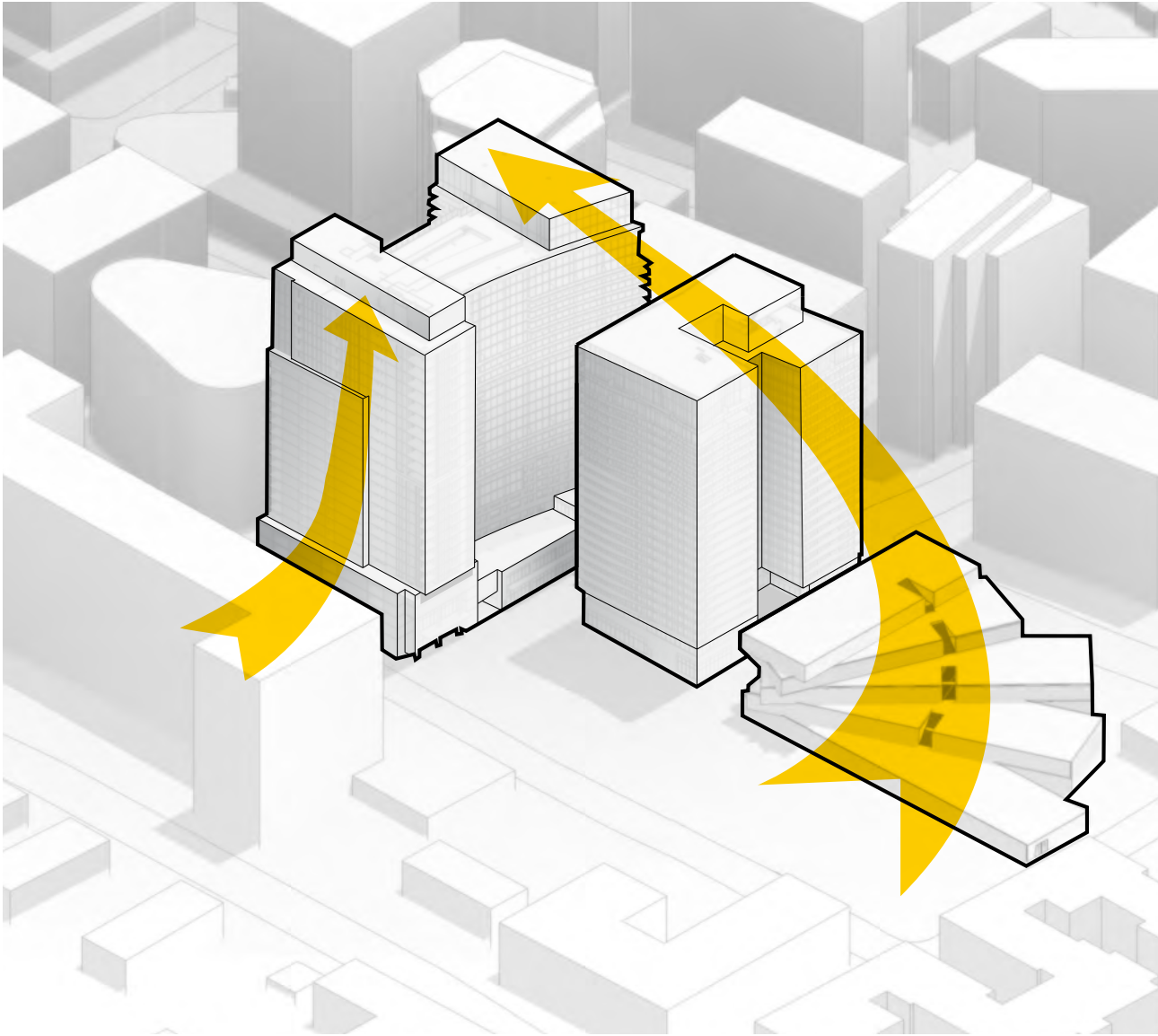
GREEN - Streets where any retail uses or retail equivalents are optional.

- Potential bus and parent loading zone
- Bus stop
- Major pedestrian connections
- Service/parking entrance
- Bicycle lanes

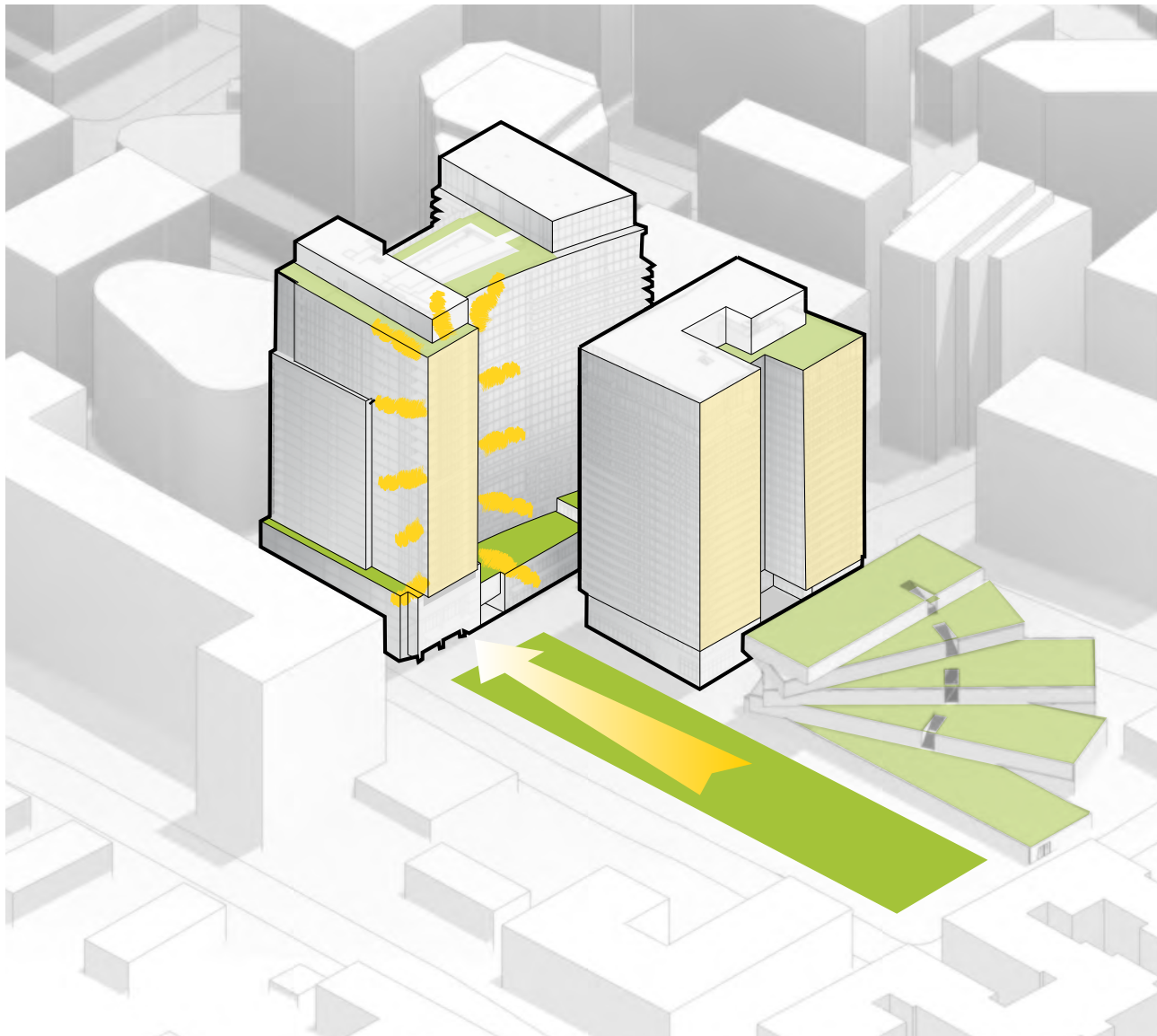
27 | THE PLAN



MASSING OVERVIEW: CONCEPT DIAGRAMS

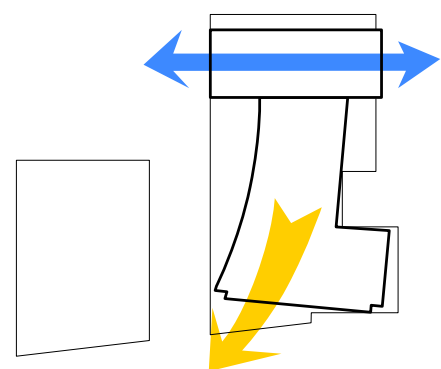
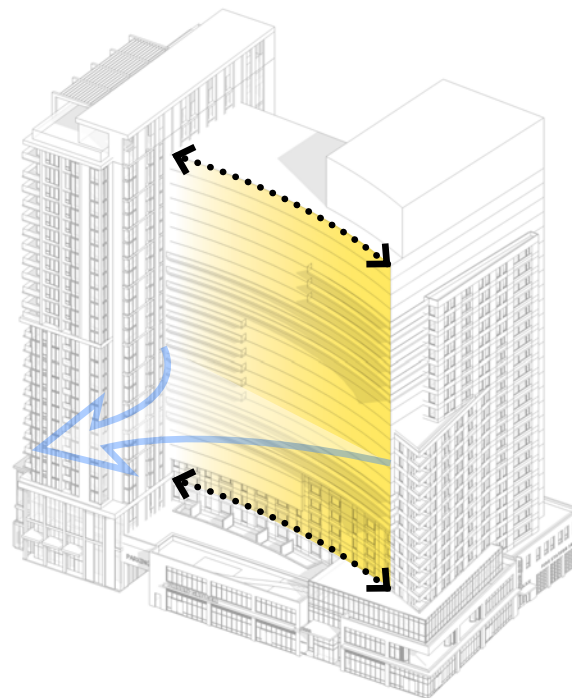
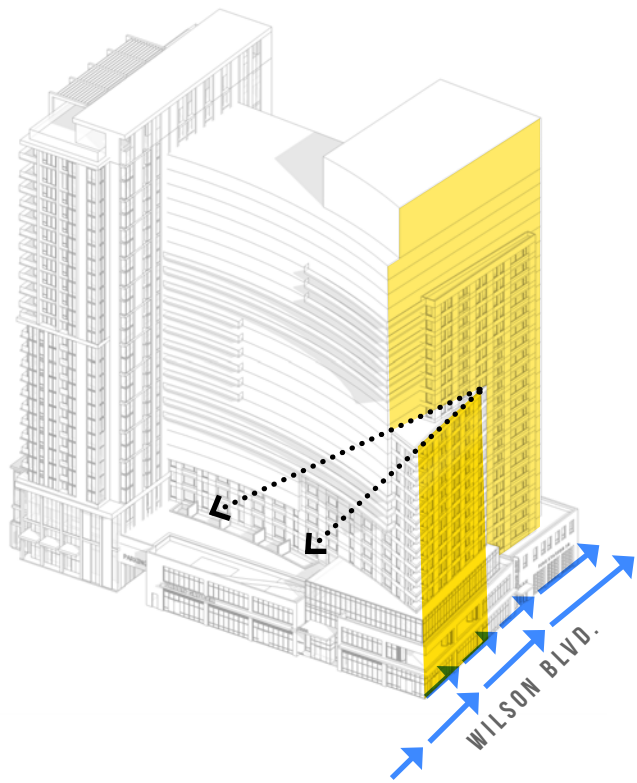
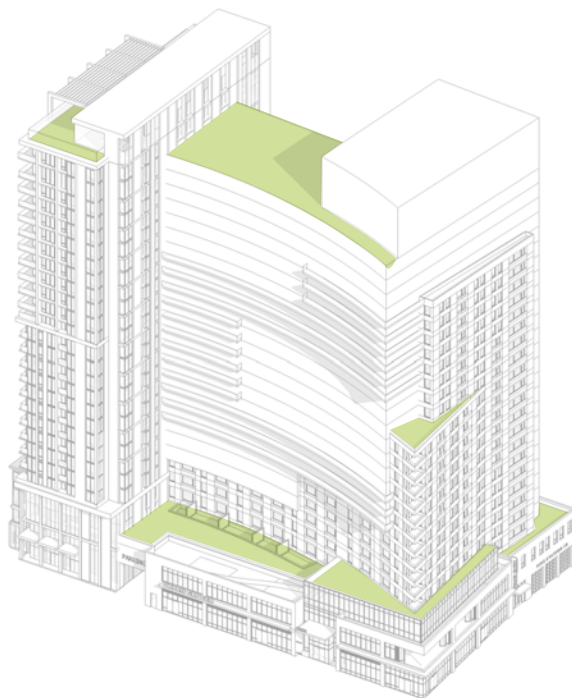
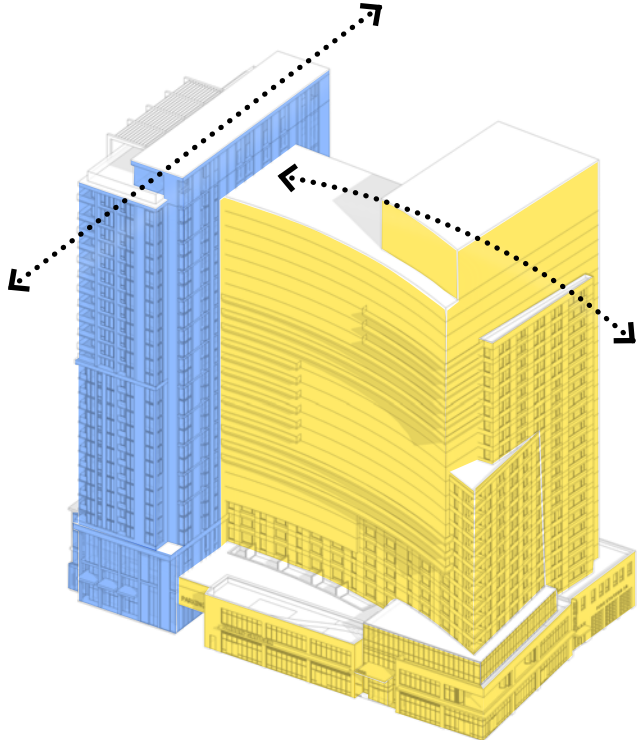


CONTEXTUAL MASSING - BUILDING HEIGHTS ADD TO DYNAMIC SKYLINE AND BUILDINGS RISE GRADUALLY TOWARD DENSER URBAN CENTER TO KEEP SCALE APPROPRIATE

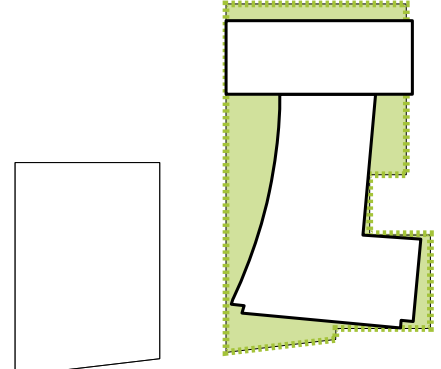


MASSING CONCEPT - LANTERN ON AXIS WITH PARK AND SCHOOL FIELDS
 - MASS CONTEXTUALLY ARTICULATED ALONG 18TH STREET
 - READING STEPS IN SCALE TO THE EAST TOWARD DOWNTOWN
 - MATERIALITY LIGHTENS AT TOP AND TO THE NORTH WEST

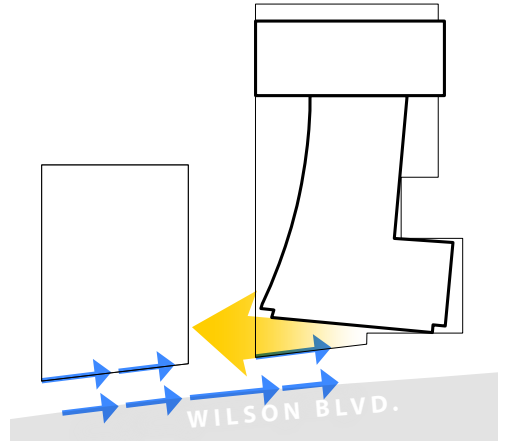
EAST BUILDING: CONCEPT DIAGRAMS



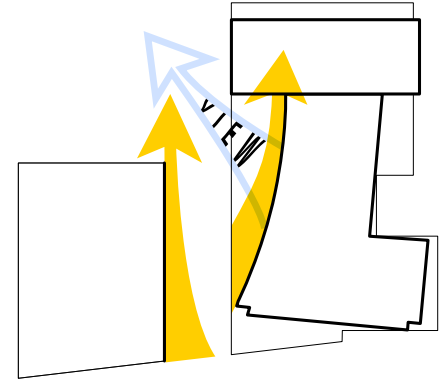
TWO DISTINCT MASSES



VARIETY OF OPEN SPACE

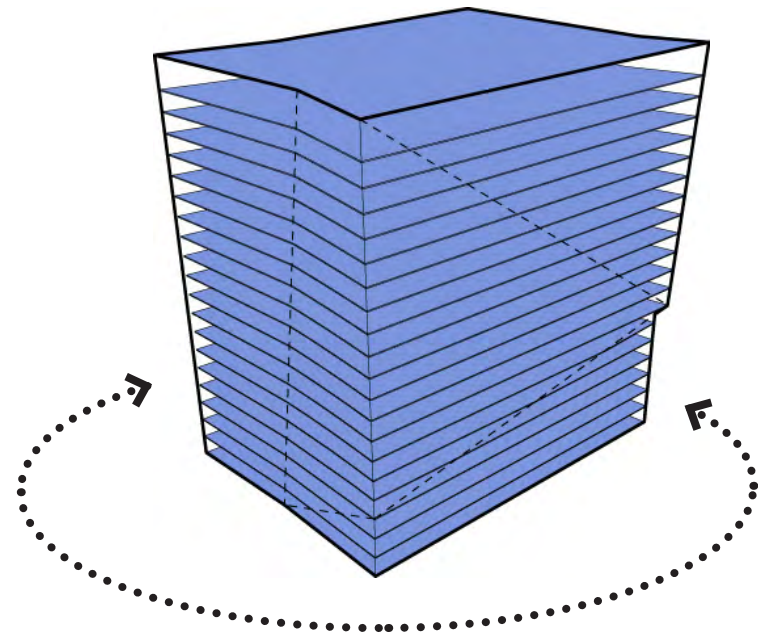


DYNAMIC PEDESTRIAN EXPERIENCE

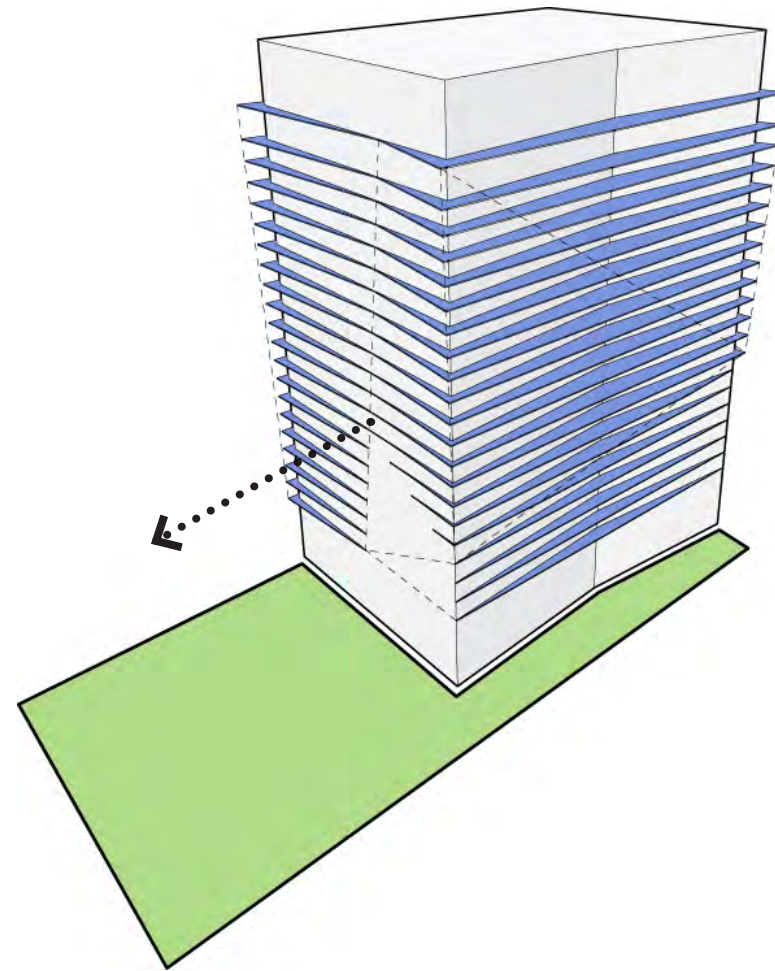


NON-PARALLEL FACADES

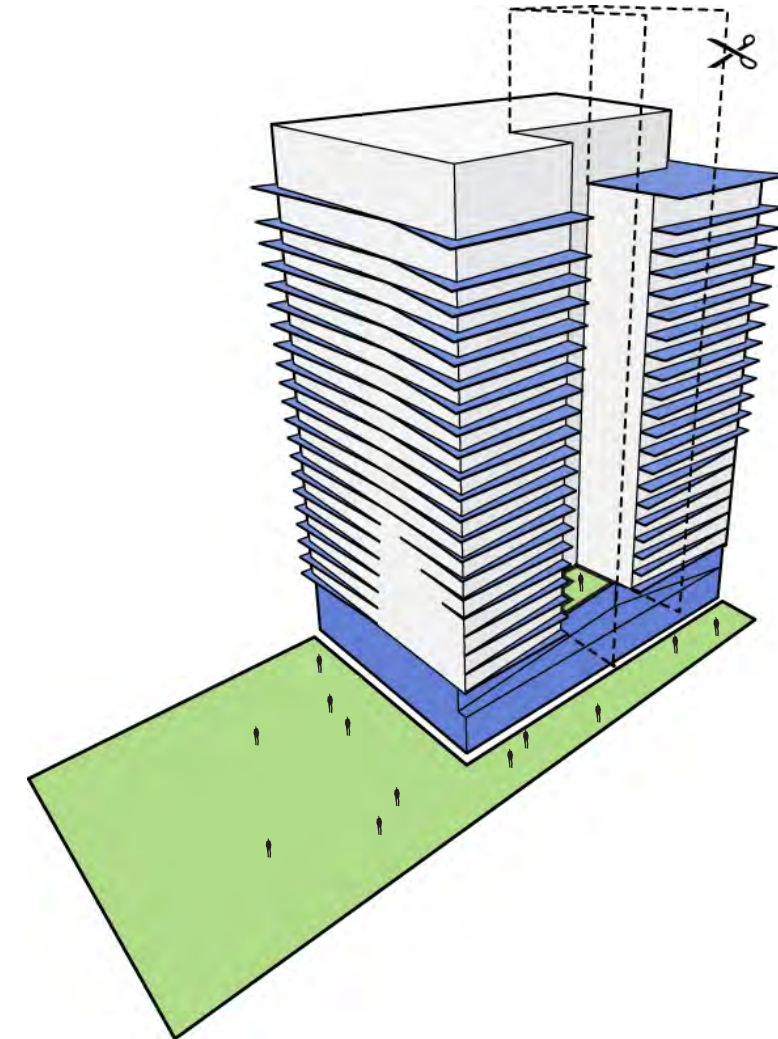
WEST BUILDING: CONCEPT DIAGRAMS



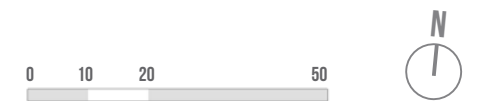
**UNIFIED ARCHITECTURAL
EXPRESSION**



**BALCONIES FACING
THE PARK**



**ACTIVE AND VIBRANT
PEDESTRIAN EXPERIENCE**



Special attention should be given when designing facades that are adjacent to Rosslyn Highlands Park in order to create a high-quality and unified architectural expression. In addition to the other guidelines outlined herein, the following guidelines should also be considered:

- Roof parapets should extend above the adjacent roof level in order to obscure views of any rooftop mechanical equipment.
- Facades should maximize fenestration on each floor, incorporate a continuous architectural expression line between the second and third floor, and include a continuous cornice just below the roof line.
- Residential units facing onto the park space should have usable balconies, which may either project outside the build-to-line or be recessed within the building mass.
- A special feature (tower element, architectural embellishment, etc.) should be incorporated into the building façade at the corner of the new north-south street and 18th Street North.

THE PLAN | 33



THANK YOU!

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STUDIOS
architecture

