

Arlington County Planning Commission
Public Hearing, June 1, 2015
Agenda Item #1
WRAPS Draft Motion

The Planning Commission recommends the County Board authorize public hearings to consider the adoption of the Western Rosslyn Area Plan as proposed in the County Manager's memorandum dated June 13, 2015. The Planning Commission further recommends the following changes to the "Request to Advertise" draft of the Western Rosslyn Area Plan attached to the June 13, 2015 County Manager's memorandum:

1. Amend the Concept Plan (pages 21-23) as follows:
 - Establish the Wilson Boulevard frontage as the location for the primary entrance for the new school building and remove all text, maps and illustrations related to any alternate primary entrance frontage along 18th Street North.
 - Rotate the smaller of the two buildings in the Mixed-Use Development Area shown on Map 3.1, Concept Plan (page 21), so that its longer dimension parallels Wilson Boulevard and is located at the back of the sidewalk on this frontage. Any increase in open space on the 18th Street North side of the building should be added to the park.
 - On Map 3.1 (page 21) in the Housing Development Area, establish the 18th Street North frontage as the principle frontage of the proposed affordable housing development, set as a minimum building length along this frontage of 80 percent of total 18th Street North frontage, and locate the principle entrance along this frontage.
 - Relocate the open space in the Housing Development Area either to the eastern edge of the 18th Street North frontage or the Key Boulevard frontage.

2. Amend the Transportation Element (pages 29-30; appendix, pages 45-52) as follows:
 - Expand the street space of the "new street" from the 51 feet building face-to-building face width to a minimum of 60 feet with any space needed to realize the greater width achieved by widening the eastern side of the street; reduce the depth of the planting strip from 6.5 feet shown on the new street cross-section (pages 30, 52) to the county standard depth of 5 feet; expand the number of lanes from two shown on the cross-section (pages 30, 52) to at least three with at least one lane for parking and other curb space uses, including pick up and drop off at the residential building.
 - Relocate the service and loading entrance of the residential building from 18th Street North shown on Map 3.5 (page 29) to the new street.
 - Show bicycle lanes on the Transportation Plan, Map 3.2 (page 29).

- Ensure that the cross-section(s) of 18th Street North in the Western Rosslyn Area Plan, Locations 6 and 7 (pages 50-51), continue and are identical to the cross-section of 18th Street North between N. Oak Street and the boundary of Rosslyn Sector Plan and the Western Rosslyn Area Plan.

3. Amend the Open Space Element (pages 31-32) as follows:
 - Ensure that the park and open space “comprehensive master planning effort” (page 31) include representatives of the surrounding civic associations (North Rosslyn, Radnor-Ft. Myer Heights, and North Highlands) and the Park and Recreation Commission.
 - Add a paragraph establishing the intent for open spaces in all three development areas to be planned collaboratively to ensure the best range of facilities without unnecessary duplication.
 - Add a paragraph to establish the expectation that all recreation facilities in the study area will be open for public use, including regular unstructured public use of school facilities not needed for school activities.

4. Amend the Urban Design Element (pages 32-33) as follows:
 - For the Mixed-Use Development Area, replace the urban design elements and establish through reference that the Rosslyn Sector Plan guidelines will apply. Note that exceptions to these guidelines could be sought as part of a special exception site plan application.
 - With respect to historic preservation (last paragraph, page 32), explicitly indicate that the existing structures are the 1910 Wilson School building and the Queens Court Apartments.
 - Under “Service/Parking/Streetscape” (page 33):
 - Revise to indicate that 18th Street North is not a preferred service and loading location. Amend Map 3.5 (page 29) to reflect this change.
 - Delete the final bullet related to short-term drop-offs.
 - Under Open Space/Recreation (page 33) add a bullet(s) that establishes design standards for any fence/containment system surrounding the school field so that it does not detract from the quality of the physical environment and successfully contains activities and equipment within the field area.

5. Amend the Environment Element (page 34) as follows:
 - For the mixed use and residential development areas, because of the significant loss of embodied energy and materials, that any new development must meet LEED Gold standards.

6. Amend the Implementation Element and Action Plan (pages 335-41) as follows:
 - Amend Recommendation 2 (Land Use), Item C, by removing any reference to the physical location of the open space symbol within the Queens Court property.
 - Amend Recommendation 5 (Open Space) by replacing the phrase, “shared use by the community in off-peak school days and hours,” to “shared use by the community, including unstructured use, when not required by the school for its programs.”

- Amend Recommendation 6 (Open Space) by deleting the phrase, “along N. Quinn and/or 18th Street.
- Make changes consistent with the preceding proposed amendments to the table on pages 40-41.

7. Append the Long Range Planning Committee report to the letter to the County Board.