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June 10, 2015

Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, Virginia 22201

SUBJECT: **1. WRAPS (RTA)**
Request to Advertise, public hearings to consider the adoption of the Western Rosslyn Area Plan (WRAPS).

RECOMMENDATION:

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 May 26, 2015. The Planning Commission further recommends the following changes to the “Request to Advertise” draft of the Western Rosslyn Area Plan attached to the May 26, 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.

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.

P.C. #45.

- 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 (Colonial Village, 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.
- The concept plan should include the sizes of all the open space areas.
- The concept plan should include the size and proposed locations(s) of the Ultimate Frisbee field
- The concept plan should note the design and maintenance requirements of a park over parking garage to ensure that the new Rosslyn Highlands Park will meet the plan goal of high quality open space.
- Recreation facilities should be both designed and constructed to facilitate public use taking into consideration access points, sight lines, connections between County and school spaces, and openness at grade and street level.
- Adjoining recreation facilities on School and County property should be constructed at the same or nearly the same elevation.
- Programming of the new open space either on APS or County land by DPR CR be limited in order to allow for maximum casual use by the community
- Develop strategies to enhance the tree canopy in the study area.

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.
- Direct staff to replace the environmental element pertaining to carbon neutrality with appropriate language conforming to the Community Energy Plan.

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.

Dear County Board Members:

The Planning Commission heard this item at its June 1, 2015 public hearing. Richard Tucker, Department of Community Planning, Housing, and Development (CPHD) Planning, gave an overview of the Western Rosslyn Area Planning Study (WRAPS) process and the proposed Request to Advertise (RTA). Additional staff present included Steve Cover, Director, CPHD, Claude Williamson, CPHD-Planning, Leon Vignes, CPHD-Planning, Meliha Aljabar, Department of Parks and Recreation (DPR).

Public Speakers

There were nine speakers on this item.

Jim Huryz, Fairlington resident, said that planning staff should live within Arlington and expressed concern about smart growth and increased population without adequate open space and school facilities to meet resident’s needs.

Anna Durand, Friends of Rosslyn Highlands Park, expressed concern about the loss of Rosslyn Highlands Park as the only active playable open space in Rosslyn and the loss of green space serving the community. The outcome of the WRAPS process is rushed and simply a result of the Letter of Intent signed with Penzance. No economic analysis has been conducted for the proposed

redevelopment and the proposed plans do not provide enough green space for associated affordable housing.

Joseph Famme, Highgate resident, said that the proposed development walls off southern exposure for the Atrium, is driven by Penzance, and is out of scale. He recommends a small modern school with a large park and sensible fire station.

Jim Presswood, Arlington Parks Coalition, spoke in support of Friends of Rosslyn Highlands Park and stated that using parkland for schools and affordable housing is a trend in Arlington County, however preserving and increasing parkland should be a priority in the County. This neighborhood does not feel like they are being heard.

Stuart Stein, Rosslyn resident, said the WRAPS area is a transition area and the Penzance property is an edge property. It will greatly increase the amount of development to the west, which will increase pressure on schools and open space. The fire station, school, park, and affordable housing are all needed at this site. The fire station should be bonded and not funded by the private developer. Public land should be used for public purposes.

Stan Karson, RAFOM President, said the Rosslyn area contains approximately 50,000 people but there were only three residents on the WRAPS committee. The charge limited options for the community. The 2013 letter of intent between the County Board and Penzance referencing the fire station was revealed to the community too late in the process. The historic nature of Wilson School was disregarded. There is little recreation space in the area and the open space is too small. He stated the RTA should be put on hold until the BLPC and PFRC processes are finished.

Kathryn Elmore, North Rosslyn Civic Association, agreed that trading the public park for funding the fire station and that the community process has been rushed. The RTA should be deferred until the community has had more time to review the plans.

Audrey Clement, candidate for County Board, stated that a secret letter of intent between the County Board and Penzance violates the County's Natural Resources Management Plan which mandates zero loss of natural lands. There is also a question of whether the deal is financially sound, especially in light of office vacancy rates in Arlington. The WRAPS plan should be rejected by the Planning Commission.

Planning Commission Committee Reports

Commissioner Cole reported as Chair of the WRAPS process and of the Long Range Planning Committee (LRPC). He stated that many members of the working group believe the plan falls short on several fronts and are disappointed in the lack of transparency of the process. He gave a detailed outline of some of the shortfalls of the plan from the perspective of the WRAPS working group and LRPC. Major points include that there is a strong consensus that the Arlington Partnership for Affordable Housing (APAH) site should support 250 units and the location of the open space on the APAH site is not optimal. There was agreement that the primary entrance for the schools site should be on Wilson Boulevard. There was concern that Arlington Public Schools (APS) may place barriers to community access to the active recreation spaces at the school site. Additionally, planning for

open spaces on the site might not be sufficiently collaborative and the plan does not provide adequate containment of fields for safety purposes.

In terms of the mixed-use development, there was concern over heights and the lack of transition from dense parts of Rosslyn to lower residential areas. On parks and open space, a constant concern expressed was the insufficient open space although the plan meets the maximum 60,000 square feet of open space outlined by the County Board. The County park design should be of highest quality possible to meet the passive recreation needs of the community. There was also discussion about the consequences of the effect on the quality of the park due to its location over a garage. Both the Working Group and LRPC supported rotation of the office building so that the longest dimension runs along Wilson Boulevard to free up space for the park behind it. In terms of creation of the new street, there is a view that two lanes is insufficient, that a third lane added on the eastern side would allow the street to meet parking, curbside use, and pick-up/drop-off needs while serving the residential and office buildings, and the school and would minimize conflict with fire station. There should be a minimum separation between the office tower and residential tower of 60 feet at the ground level. There is a view that the mixed-use development area unjustifiably departs from the design standards in the Rosslyn Sector Plan and recognizing that the residential building is being removed from the Rosslyn Coordinated Residential District does not justify this. The Rosslyn Sector Plan design standards have good neighborhood manners and ensure adequate light and space facing the Atrium condominiums and the setback on the Wilson Boulevard side would make the buildings consistent with the buildings being created right next door in the Rosslyn Coordinated Redevelopment Area. Finally, 18th Street actually begins at Quinn Street in the WRAPS study area and it should meet the same design requirements as those in the Rosslyn Sector Plan and should have a single design for its length.

Planning Commission Discussion

Commissioner Iacomini asked about the current size of the open space and Commissioner Siegel asked for the dimensions. Ms. Aljabar responded Rosslyn Highlands Park is 30,000 square feet including the parking lot, and 25,000 without it. Mr. Tucker responded the garage will be under the approximately 150 x 110 foot park. That dimension includes sidewalk space.

Commissioner Gutshall suggested staff include an existing conditions graphic representation and table that showed the ownership and amount of open space in the plan that was previously prepared for the working group. Commissioner Gutshall asked whether the tiny graphic representation of retail on the new street for the office building was intentional. Mr. Tucker responded there is the potential for retail frontage at that site.

Commissioner Gutshall asked about the statement in the presentation that says, "County and APS staff will make recommendations to their respective Boards, as appropriate". Mr. Tucker responded staff would examine the concept to determine if it is viable and feasible subsequent to the adoption of this plan. Commissioner Gutshall then asked if there were ever development that does not have to be feasible. Mr. Tucker responded the development should have urban design standards apply, but not the Rosslyn design standards. This process has its own goals. Commissioner Gutshall asked if the goals of WRAPS are inconsistent with the Rosslyn Sector Plan. Mr. Tucker responded they are more specific with targeted objectives, where Rosslyn is a general plan.

Commissioner Schroll asked for inclusion of a graphic showing the site layout that includes the Ultimate Frisbee field. Commissioner Siegel requested that size and possible position(s) of the ultimate Frisbee field should be included in the plan.

Commissioner Iacomini asked if the Department of Parks and Recreation (DPR) schedules any countywide uses on Rosslyn Highlands Park or adjacent school property. Ms. Aljabar responded no.

Commissioner Harner asked if there were guidance from WRAPS about whether the park should be at-grade or elevated and what the community preferred. Mr. Tucker responded staff's position is that the park should remain at-grade. APS has shown plans that elevate the field 8-10 feet above the street. School site design has not taken place and there needs to be coordination with the design of that space.

Commissioner Forinash asked about tower separation needing to be 60 feet while street width was 51 feet and whether there was a separation required in the design guidelines. Mr. Tucker responded there is anticipated a 20 foot step-back on both towers above the base along the new street but it could be reinforced in the plan and is not currently required.

Commissioner Cole clarified that the separation was a building separation and not a tower separation and 60 feet was intended to provide additional space for a wider street.

Commissioner Sockwell asked for clarification of the staff response to a comment from the Urban Forestry Commission in the comment matrix that states tree canopy would be difficult to achieve while the plan refers to maximizing tree canopy at the site. Mr. Tucker responded there is a difference of opinion on what impact can be made in terms of the number of trees that would be needed to offset the urban heat island effect. It would be difficult to have groves of trees, however, the intent is to have tree canopy including street trees and trees in the park

Commissioner Harner stated the illustrative concept plan needs to have more trees.

Planning Commission Motions

Commissioner Cole made a motion that the Planning Commission recommend 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.

Commissioner Siegel seconded the motion.

Discussion: Concept Plan

Commissioner Iacomini disagrees with the idea of the APAH building being required to front on 18th Street and the relocation of the open space. She supports calling out the open space on 18th Street on the APAH site because of the way the open space would work together and it is important to have an identity and neighborhood feeling where the open spaces communicate with each other.

Commissioner Siegel asked staff if the APAH open space area would be used for a tot lot. Ms. Aljabar responded the use of that space has not been identified and is 9,000 square feet.

Commissioner Cole responded that APAH generally provides tot lots for all of its properties.

Commissioner Harner said that in an urban setting when there is high demand for the land, there is an opportunity and obligation to define the public realm first and foremost in terms of its streets, open spaces, natural aspect, and institutional use. The public realm is the first principle and should define and state the intention and guarantee the quality of the public realm. The financial package should be structured around that notion, not the public realm around a financial package. The components of the public realm that achieve compatibility with the neighborhood and harmony with the surrounding area need to be examined; we owe it to the citizens to honor that work and to suggest the County work with the developer to prioritize the public realm. In terms of the open space, there is an opportunity to have a world-class unified and intentional open space on the western edge of Rosslyn in terms of the surrounding buildings, the pathways that lead to it, and the street system that enframes it. The built components need to work in harmony so they deliberately form an open space that is ennobled by their presence around it. The problem now is the buildings leak into the open space so it does not achieve unity and cohesiveness. There are better ways to achieve a tot lot and to work with building frontages so the primary frontage and entrances for the APAH building are better organized toward the open space.

Commissioner Ciotti asked Commissioner Harner if the unified open space could be achieved if the largest piece is eight to ten feet above grade. Commissioner Harner responded that it concerns him because the integration of the open space is the intent.

Commissioner Forinash stated his concern is that the back of the APAH building currently faces 18th Street when the front of the building should face it.

Commissioner Cole stated it would be possible to put the playground along Key Boulevard so that it becomes a neighborhood-oriented playground rather than community-wide playground which might be a benefit that would move the building to the 18th Street frontage. On the other hand, it would be possible to take the square park space shown in the draft plan and make it a rectangle so the park would run the property's width along the 18th Street frontage. The Atrium sits back from the street and this building sitting back from the street would be a complementary design element. If this design were used, the playground could be located in the front of the building with building entrance still on 18th Street with car entrance on the Key Boulevard side. The currently proposed location is a safety question with the location on the corner and is separated from the center of study area activity. He encouraged the neighborhood to have this discussion and would like to provide guidance in this plan.

Commissioner Iacomini responded there is no right answer but lots of alternatives. It would be possible to flip the open space, to move it east. A park on a corner has been handled elsewhere in the County successfully. The entrance on 18th Street means there will be more cars and activity next to the tot lot. It is possible that the community space is located in the first floor and abuts the tot lot. It seems there are design options that can accommodate the green space and address some of the issues but keep the green space all together.

Commissioner Siegel asked if Commissioner Harner had a suggestion for language that would express the intent of a coordinated open space that would not commit us to a process that has not yet taken place.

Commissioner Harner responded that the intent is that the APAH building should have a direct relationship to open space across 18th Street. The intent should be to look at use of 18th Street as a holistic design element taking into account the open space of the Atrium, the Atrium itself, the setback of the Atrium, the nature of the trees and 18th Street as a gateway to Western Rosslyn. The issue of it feeling like a combined open space is not the priority in the draft plan because it is across the street. The building face itself does more to define the unity. It would be simple to flip the building and put the open space adjacent to the Atrium tennis court and create a green belt along 18th Street closer to the passive park, which means the building holds the corner, and it is an easier better urban design diagram.

Commissioner Brown said the tot lot should not be on the Key Boulevard side because with kids of different ages, the building should not separate the parks although the neighbors should have the final say.

Motion: Concept Plan

Commissioner Forinash sought unanimous consent to change two dates in the motion to May 26, 2015. There was no objection and the change was made to the main motion.

Commissioner Iacomini sought unanimous consent to strike the third and fourth bullet items. Commissioner Forinash objected. Commissioner Iacomini made a motion that the Planning Commission strike the third and fourth bullets from the motion. Commissioner Gutshall seconded the motion.

Commissioner Iacomini said her motion to strike removes the direct guidance to change the location of the open space on the APAH site. Striking the bullet points leaves the plan as presented. Commissioner Forinash said he did not support the motion because he wanted to emphasize the frontage on 18th Street, which is embodied in the third bullet.

Commissioner Cole asked to separate the two points.

Commissioner Iacomini withdrew the motion and the seconder, Commissioner Gutshall, agreed. Commissioner Iacomini made a motion to strike the third bullet point. Commissioner Gutshall seconded the motion.

Commissioner Siegel does not support the motion because she thinks this reflects confusion that will be ironed out by the community.

The Planning Commission voted to deny the motion to strike the third bullet point from the main motion 1-10 with Commissioner Iacomini in support and Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Schroll, Siegel, and Sockwell against.

Commissioner Iacomini made a motion to strike the fourth bullet point from Part 1. Commissioner Gutshall seconded the motion.

Commissioner Hughes asked if the motion would remove reference to the 18th Street frontage or just the Key Boulevard frontage. Commissioner Iacomini responded the notion about the edge is troublesome and so the motion includes all of it. Commissioner Gutshall dislikes requiring Key Boulevard frontage and fears the concept plan does not provide the needed flexibility at site plan review and considers the public realm to be the primary element of design. Commissioner Cole responded a long-range plan is intended to provide a map of the public realm in concept and the County Board should pick where the open space should go. He said he knows which approach would be the wrong answer but not which would be the right answer in this case. Framing the open space and public realm is an important part of the APAH development. Commissioner Harner said that there is time to come to resolution before the approval of the plan. Commissioner Cole said it should be part of the motion which is to recommend that the Board direct staff to explore more fully the alternatives and recommend as part of the concept plan locating the park off the Quinn and 18th Street corner but along the 18th Street frontage. Commissioner Gutshall asked Commissioner Iacomini if she would amend her motion to maintain an 18th Street frontage without preference for a corner. Commissioner Cole responded he would support striking the fourth bullet.

The Planning Commission voted 10-1 to amend the motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support and Commissioner Harner opposed.

The Planning Commission voted unanimously 11-0 to support the main motion as amended with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support.

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 the 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.

Discussion: Transportation Element

Commissioner Cole gave an overview of the proposed changes to the Transportation Element and highlighted a particular challenge in this area is that there is no curb space and expanding the street should not impact open space. The service entrances should relocate to the new street and the design on 18th Street should be the same as the Rosslyn Sector Plan.

Motion: Transportation Element

Commissioner Cole made a motion to adopt the amendments to the Transportation element. Commissioner Schroll seconded the motion.

The Planning Commission voted unanimously 11-0 to support the motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell.

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.

Discussion: Open Space Element

Commissioner Cole explained that his motion reflects concern that there is some resistance to collaboration and fear in the community that the open space will be programmed continually and that regular unstructured public use should be part of any use permit for the school system.

Commissioner Iacomini agreed with the intent of the open space motion and expressed concern about preservation of unstructured use of the open space.

Commissioner Siegel expressed concern that the plan does not outline specific sizes for the open space parcels as drawn in the concept plan.

Commissioner Gutshall supports the idea that the open space is “constructed” to facilitate public use to address the point that we don’t want to get to a use permit or site plan that it hasn’t been provided for in the way that it is being built.

Motion: Open Space Element

Commissioner Cole made a motion to adopt the amendments to the Open Space Element. Commissioner Forinash seconded the motion.

Commissioner Sockwell sought unanimous consent that the Planning Commission recommend that the County Board direct staff to develop strategies to enhance tree canopy on the site. There was no objection and the amendment was added to the motion.

Commissioner Siegel sought unanimous consent to add the following bullet points to the Open Space element. 1) The concept plan should include the sizes of all the open space areas; 2) the size and proposed positions of Ultimate Frisbee field should be included and 3) emphasize that the design and maintenance requirements of a park over parking garage in order to ensure that the new Rosslyn Highlands Park will meet the plan goal of high quality open space. There was no objection. The amendment was added to the main motion.

Commissioner Cole sought unanimous consent to add Colonial Village to the list of civic associations. There was no objection and the amendment was added to the main motion.

Commissioner Gutshall made a motion to add a fourth bullet to add a paragraph to establish that recreation facilities be both designed and constructed to facilitate public use taking into consideration access points, sight lines, connections between county and school spaces, and openness at grade and street level.

Commissioner Harner seconded the motion. The Planning Commission voted unanimously 11-0 to amend the main motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support.

Commissioner Iacomini sought unanimous consent to add a bullet stating that programming of the new open space either on APS or County land by DPR CR be limited in order to allow for maximum casual use by the community. Commissioner Ciotti objected.

Commissioner Iacomini made a motion that a bullet be added noting that programming of the new open space either on APS or County land by DPR CR be limited in order to allow for maximum casual use by the community. Commissioner Forinash seconded the motion.

The Planning Commission voted 9-2 to amend the main motion with Commissioners Brown, Cole, Forinash, Gutshall, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support, and Commissioners Ciotti and Harner opposed.

Commissioner Cole sought unanimous consent to add a bullet to add a paragraph that indicates that the design of the contiguous open space the school and the County contiguous open spaces that the default shall be that they be designed at the same elevation but that under a site plan or a use permit the applicant may present an alternate design with compelling justification. Commissioner Ciotti clarified that Commissioner Gutshall's amendment addressed this. Commissioner Cole withdrew his motion.

The Planning Commission voted unanimously 11-0 to support the main motion as amended with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support.

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.

Discussion: Urban Design Element

Commissioner Cole said the whole concept of neighborhood friendliness and urban design is laughed at if we don't suggest that how these buildings face their neighbors and how they deal with allowing light into the area; the fiscal realities should not trump the urban design. The design should be clear, indicating that 18th Street North is not a preferred service and loading location because it is a special street and not a secondary street. Additionally, the report calls for short term drop offs in the parking garage, which is not a realistic way to address this need. Finally, the report does not contain design standards for recreational field containment systems, which should be specified.

Motion: Urban Design Element

Commissioner Cole moved that the Planning Commission recommend amendments related to Urban Design element in number four. Commissioner Iacomini seconded the motion.

Commissioner Gutshall wanted to emphasize support for orienting this plan to the public realm and it has to come first and the urban design principles are key. He does not support the notion that the County cannot ask of itself what it asks of private developers. To the extent that it reduces the amount of community benefits available to pay for the improvements, then the money should be found elsewhere. Commissioner Siegel agreed with Commissioner Gutshall and reminded the Planning Commission that a new version of the Public Spaces Master Plan process has just begun and public/private partnership tools may begin to surface.

The Planning Commission voted to unanimously support the motion 11-0 with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support.

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.

Discussion: Environment Element

Commissioner Cole said there is embodied energy in the buildings that will be removed and asking for a step up in environmental sustainability is sensible and the proposal is to establish a minimum standard of LEED Gold. The plan calls for carbon neutrality but it seems there should be something else added.

Commissioner Forinash added that coordinating with the Community Energy Plan and responsible staff might be helpful in this regard.

Commissioner Gutshall said he wanted to reiterate the comment from the matrix regarding removal of the carbon neutrality element.

Motion: Environmental Element

Commissioner Cole moved that the Planning Commission recommend the amendments under Section Five. Commissioner Iacomini seconded the motion.

Commissioner Forinash sought unanimous consent to add a bullet that recommends the County Board to direct staff to replace the environmental element pertaining to carbon neutrality with appropriate language conforming to the Community Energy Plan. There was no objection and the amendment was added to the main motion.

The Planning Commission voted unanimously 11-0 to support the motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support.

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.

Motion: Implementation Element and Action Plan

Commissioner Cole moved that the Planning Commission recommend the amendments under Section six. Commissioner Gutshall seconded the motion.

Commissioner Iacomini said in order to be consistent she needed to ask unanimous consent to strike the first bullet to amend recommendation number two by removing any reference to the physical location of the open space symbol. Commissioner Cole objected.

Commissioner Iacomini made a motion that the Planning Commission strike the first. The motion failed for lack of a second.

Commissioner Iacomini sought unanimous consent to strike the third bullet that says amend recommendation six by deleting the phrase "along North Quinn and/or 18th Street". Commissioner Cole objected. Commissioner Iacomini moved that the Planning Commission strike bullet three amend recommendation six by deleting the phrase "along North Quinn Street and/or 18th Street". The motion failed for lack of second.

The Planning Commission voted 10-1 to support the main motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Schroll, Siegel, and Sockwell and Commissioner Iacomini opposed.

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

Commissioner Cole made a motion that the Planning Commission recommend part seven. Commissioner Gutshall seconded the motion.

The Planning Commission voted unanimously 11-0 to support the motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support.

Commissioner Cole thanked Mr. Tucker for the staff support through a difficult planning effort. Commissioner Cole said there are lots of parts of this draft plan that he does not agree with personally but he has made an effort to make it as good as it could be and thanked his fellow commissioners.

Commissioner Forinash thanked staff and the Commissioners.

Commissioner Gutshall thanked the members of the community who testified earlier. He agrees the letter of intent between the County and the developer that surfaced late in the process was not an example of the best way to execute a public planning process that had extreme challenges and constraints. He noted for the members of the community that overall the concept plan is consistent and can be consistent with the vision of Rosslyn as a world-class urban downtown. Part of the angst in the community stems from seeking to transform this area from a suburban area where there was much greater space between buildings and while we want quality open space, there has always been more density and height planned for the Penzance site and hopefully neighbors will find that with proper urban design, property values will continue to rise in the context of a great urban downtown.

Respectfully Submitted,
Arlington County Planning Commission

A handwritten signature in black ink, appearing to read "Chris Forinash". The signature is fluid and cursive, with a large initial "C" and a long, sweeping tail.

Christopher Forinash
Planning Commission Chair



**ARLINGTON COUNTY
PARK AND RECREATION COMMISSION**
2100 Clarendon Boulevard, Suite 414
Arlington, Virginia 22201



May 5, 2015

Honorable Mary Hynes, Chair
Arlington County Board
2100 Clarendon Boulevard, Suite 300
Arlington, VA 22201

RE: Western Rosslyn Area Planning Study

Dear Chair Hynes:

The Park and Recreation Commission has long advocated for maximizing open space within the Western Rosslyn Area Planning Study (WRAPS) area. We were grateful to hear the Board's commitment to maximizing contiguous open space at the March 4 work session and appreciate the efforts of County staff to revision the site over the past two months.

Based on the County staff's most recent plan for the site, which was presented at the April 22 WRAPS Working Group meeting, the Commission believes that additional open space can still be achieved on the site. We share the Rosslyn community's goal of a 30,000 square foot park. We see two alternatives to achieve this goal: (1) reduce the footprint of the Penzance office building to accommodate the 30,000 square foot park; or (2) rotate the proposed Penzance office building, and provide more frontage for the office building along Wilson Boulevard. We believe either of these options, or a combination of the two, could significantly increase the staff's current proposal of approximately 20,000 square feet for Rosslyn Highlands Park and the amount of passive and active open space available for residents, workers, and students.

We recognize that both these options present challenges. Reducing the size of the office building's footprint may have an impact on the building's floor plate. Rotating the Penzance office building would encroach upon the Arlington Public Schools' parcel and would result in a smaller building footprint for the future H-B Woodlawn. Many of the recently designed and constructed additions to schools in Arlington have featured a more compact building footprint. The Commission believes the Arlington Public Schools' architect can design an innovative building to meet the needs of a constrained parcel. In fact, we would encourage the county (and Penzance, if they would be willing) to hire the architect to design the entire publicly-owned spaces on the WRAPS site.

Rotating the Penzance office building would result in the new H-B Woodlawn building being constructed along Wilson Boulevard, with the field and park being located along 18th Street. The Commission strongly supports this alternative and the construction of a full-size, or close to full-size, Frisbee field to support the interests of H-B students. The Commission also strongly

supports a minimum of two hours/day of non-programmed, non-permitted use for the Rosslyn community.

We encourage the County Board to work with the School Board and look beyond the historic land boundaries which divide the WRAPS area. Collaboration and compromise could result in a truly outstanding outcome for the WRAPS area, one that maximizes open space and benefits all users.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Caroline Haynes".

Caroline Haynes, Chair
Park and Recreation Commission

cc: Members, Arlington County Board
Members, Arlington Public School Board
Barbara Donnellan, Arlington County Manager
Patrick Murphy, Superintendent, Arlington Public Schools
Jane Rudolph, Director, Arlington County Department of Parks and Recreation

PARK AND RECREATION COMMISSION **2014 ANNUAL REPORT**

PARK AND RECREATION COMMISSION INITIATIVES

- Updated the commission charge
- Drafting white paper on the economic value of parks

COUNTY BUDGET RECOMMENDATIONS

- Submitted comments to the Board on FY15 Budget and 2015-2024 CIP

COUNTY LAND USE STUDIES

- PL4PG Guidelines, Long Range Planning Committee of Planning Commission
- Thomas Jefferson Working Group

PARK PLAQUE and PARK NAME RECOMMENDATIONS

- Dedication of a plaque for placement in the Bon Air Park "Tree Garden" to memorialize Mr. John Bottum.
- Recommendation to name the future park in the Gables N. Rolf Street development, "Three Oaks Park".

BILL THOMAS SERVICE AWARDS

2013 Individual:

Keith B. Fred for his commitment to maintaining and improving Arlington dog parks.

Peter Jones for sharing his love of plants with numerous Arlingtonians.

2013 Group:

Arlington Regional Master Naturalists (ARMN) volunteers have been supporting the natural environment for the past seven years.

PARTICIPATION IN WORK GROUPS, TASK FORCES AND OTHER COMMISSIONS

- Aquatics and Gymnastics Fees Work Group
- Farmer's Market at Fairlington Community Center
- Four Mile Run Restoration Joint Task Force
- Natural Resources Joint Advisory Group (NRJAG)
- Neighborhood Conservation Advisory Committee (NCAC)
- Public Facilities Review Committee (PFRC)
- Sports Commission

- Urban Agriculture Task Force
- Urban Forestry Commission

SITE PLAN REVIEW PROCESSES

- 1000 N. Glebe Road
- 1401 Wilson Boulevard
- Gables N. Rolfe Street
- The Berkley
- Wendy's Site 2025 Clarendon

SECTOR PLANNING PROCESSES

- Courthouse Square Planning Study
- Lee Highway President's Group
- Crystal City Citizen Review Council
- Rosslyn Sector Plan Update
- Western Rosslyn Area Planning Study

PARK PLANNING PROCESSES

- Clarendon-Barton Interim Open Space
- Gables N. Rolfe Street Open Space
- Long Bridge Park
- PenPlace
- Quincy Park Design Development

ADDITIONAL PRESENTATIONS

- Peter Harnik, Center for City Park Excellence, Trust for Public Land
- Mike Nardolilli, Arlington County Representative to Northern Virginia Regional Parks Authority

COMPLETED PARK PROJECTS IN 2014

- Chestnut Hills Park Preschool (2-5) Playground Redesign
- Clarendon-Barton Interim Open Space
- Fort Barnard Park – Playground Redesign
- Glencarlyn Park – Arlington Forest Neighborhood Conservation Park Improvement
- Lacey Woods Park Interior Picnic Shelter
- Rocky Run Park Improvements
- Towers Park – Replacement of the Courts and Site Improvements
- Wakefield High School – Replacement of Synthetic Turf

May 31, 2015

Chris Forinash, Chair
Planning Commission

Subject: WRAPS process concerns

Dear Planning Commissioners,

I am writing as a 23-year RAFOM resident, due to concerns about very recent developments in the WRAPS and APS processes that may put the local community's interests at further risk. I am also on the RAFOM Civic Association board of directors and the Urban Forestry Commission.

There are too many unknowns to bring the WRAPS process to a close until several issues are resolved:

- 1) The eventual size of the school playing field.
- 2) Whether the Penzance office building will be rotated ninety degrees.
- 3) The cross-section width of the 'new' street.
- 4) The footprint width of the Penzance residential property, based on a full-sized supermarket.
- 5) The uncertainty of area residents receiving un-programmed access to indoor school facilities.
- 6) Result: The community is left with a very uncertain situation regarding the amount of open space available to it, just when the WRAPS process is coming to a close.

#1- The playing field is a huge unknown that has come to light relatively late in the process. If a full-size ultimate frisbee field is approved, it will have a huge impact on the ultimate layout of the County/ Penzance development site, and particularly the County park area. The area of the playing surface itself is 50,000 sq. ft. This is almost the entire area of the existing County parcel!

#2- If APS were to agree to the office building being rotated, the net effect of that on the County park space has not been made clear. The proposed pedestrian walkway leading from Wilson Boulevard to the County park would likely be eliminated, leading to a net loss, even though area would be added to the park on the north side of the office building.

#3- LRPC discussed the width of the 'new' street at its last meeting, mentioning there is not 60 feet between the buildings facades on opposite sides of the street. If the street is widened that may in turn reduce the size of the park area a significant nine feet.

#4- It appears the footprint of the residential buildings proposed by Penzance is predicated on the accommodation of a full-sized supermarket. If the overall building footprint were be narrowed by designing the retail space for a smaller food market, such as a Trader Joe's, that should allow the new street to be shifted eastward. Such a reduction in the residential footprint would add space to the park and facilitate the positioning of the office building.

#5- It appears increasingly unlikely that APS will permit access to interior school facilities by area residents for unprogrammed use, due to security issues. If access is denied, it will put enormous pressure on the County park area to include more active amenities. Result- potentially even a lesser amount of passive space for area residents, office building tenants and passersby for repose, relaxation, and comfort.

#6- Currently the community has only vaguely diagrammed shapes to refer to in the WRAPS Area Plan draft, along with a stated potential of 18-22,000 square feet of County park space. The actual park area, depending on the outcome of the APS planning process, may be lower. Actual dimensions should be provided along with the 'bubble' diagram (page 29 e.g.) in any future documents.

I suggest the WRAPS 'Request to Advertise' be put on hold until the Wilson School BLPC and PFRC committees have completed their work. Flexibility must remain in WRAPS so that the working group and the community have an opportunity to respond to the outcomes resulting from the APS process.

One final comment- I oppose having a regulation ultimate Frisbee field in the WRAPS area. A field that requires so much area is too much of an imposition on this community.

Also, please update the WRAPS page on the County website to include future meetings, for example the Planning Commission this evening.

Thanks to you, commissioners, for your dedicated service on behalf of the citizens of Arlington County, and thanks to Steve Cole for ably chairing the Working Group through a difficult process.

Sincerely,

Steve Campbell
RAFOM resident (23 years)
stevecampbell@verizon.net
703-243-6265



**Arlington
Public
Schools**

Office of the School Board 1426 N. Quincy Street • Arlington, Virginia 22207

May 1, 2015

The Honorable Mary Hynes, Chair
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Dear Ms. Hynes:

The School Board understands that the WRAPS Working Group process is drawing to a close, and that the County Board will hold a work session on May 5th which may include discussion of the County staff's draft concept plan for the study area. In preparation for that meeting, the School Board asks that the County Board consider the interest that we have in the possibility of a full-size, or close to full-size, ultimate Frisbee field on the site.

Ultimate Frisbee is an integral part of the HB Woodlawn program, which will be re-located to the Wilson site for the opening of school in September 2019. This is a rapidly growing sport in our region, with more than 400 secondary school boys and girls participating as part of Arlington County's Youth Ultimate League of Arlington.

In addition to our interest in creating space for an ultimate Frisbee field, we support the County's stated desire to maximize open space in the WRAPS study area. The WRAPS Draft Guiding Principles state:

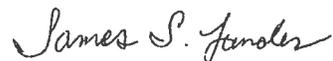
- Strategically locate and design beautiful open spaces to maximize the size of contiguous areas and ensure the flexibility of uses and activities and the visibility, safety, and comfort of all users.
- Maximize the amount and flexibility of natural areas and active and passive open spaces given the need to balance competing demands for space.
- Seek to ensure that park and school facilities provide for organized active recreation, particularly for any open field space.

To achieve a full-size ultimate Frisbee field, portions of both the APS and County Board properties would need to be included. We propose that the School Board and County Board, and our staffs, work together to consider an option that would provide for a full-size ultimate Frisbee field on the site, recognizing that APS is just beginning

the process of designing the school site and no decisions have been made about how the school building and outdoor spaces will be designed and integrated.

We are confident that working together, we can develop a creative, flexible option that addresses the WRAPS Draft Guiding Principles and the interest in having a full-size ultimate Frisbee field. We look forward to a collaborative process, including the PFRC, which will result in the opening of the new building at the Wilson site, with its outdoor amenities, which will be an integral part of western Rosslyn and will benefit and serve the entire Arlington community.

Sincerely,



James Lander
Chair

C: Dr. Patrick Murphy, Superintendent



HOPE HALLECK
CLERK TO THE
COUNTY BOARD

ARLINGTON COUNTY, VIRGINIA
OFFICE OF THE COUNTY BOARD

2100 CLARENDON BOLLEVAR, SUITE 300
ARLINGTON, VIRGINIA 22201-5406
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LIBBY GARVEY
JOHN E. VIHSTADT

May 15, 2015

James Lander, Chair
Arlington County School Board
1426 North Quincy Street
Arlington, VA 22207

SUBJECT: WRAPS - Coordination of School and County Park Planning Efforts

Dear Mr. Lander:

This letter is in response to your correspondence to the Arlington County Board dated May 1, 2015 regarding recreational facilities to be built as part of the HB Woodlawn/Stratford program improvements at the Wilson School site in Rosslyn. During our May 5th work session, County Board members spent considerable time discussing your request and concluded we are very interested in working with you to plan for flexible and coordinated park and recreational spaces at the Wilson School site. The goal would be to maximize both passive and active amenities, including a full-size Ultimate field that would serve both students and the Rosslyn community for years to come. We believe proceeding in this manner aligns well with the draft Guiding Principles which were developed by the WRAPS Working Group and will be incorporated into the Western Rosslyn Area Plan.

The Public Facilities Planning Committee (PFRC) process has just begun and decisions related to the siting of the new school and athletic facilities are yet to be made. This is an ideal time to discuss the possibility of extending the HB Woodlawn field onto planned County park space, which will be directly adjacent to the Wilson School site.

At our work session, County Board members continued to express interest in rotating the planned office building so as to align its longer dimension with Wilson Blvd. To ensure an efficient office building could be developed and adequate space for an Ultimate field partially on County-owned land, this would require shifting a small part of the future office development onto the APS-owned Wilson School site. This "exchange" of space may be the optimal outcome as it would result in a larger field space while minimizing the loss of community parkland, resulting in a net increase in total community open space. In examining this option, it will be important to understand where the new school building will be sited and what its footprint might be; which your staff will be working through with PFRC.

There is considerable community interest - both from the HB Woodlawn community and Rosslyn neighbors - in the resolution of this open space question. We look forward to working with you and your Board colleagues and APS staff in the very near future, deliberately, expeditiously and with appropriate community check-ins, to determine how best to move forward on this exciting opportunity to reach a result that could benefit all Arlingtonians. Richard Tucker, Principle Planner in the Department of Community Planning, Housing and Development (CPHD) is the primary contact on this issue. He can be reached at 703.228.0069 or rtucker@arlingtonva.us.

Sincerely,



Mary Hughes Hynes, Chair
Arlington County Board