

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Item 1 (7 pm – 10:00 pm)

Rosslyn Plaza (SP #422)

SPRC Meeting #17

December 14, 2015

Planning Commissioners in Attendance: Cole, Schroll, and Gutshall

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**SPRC AGENDA:** The published agenda for the meeting was as follows:

- 1) Building Height and Architecture (follow-up from previous meeting)
  - a. Applicant presentation
- 2) Transportation
  - a. Staff presentation
  - b. Applicant presentation
- 3) Construction phasing
  - a. Applicant presentation
- 4) Community benefits
  - a. Staff presentation
  - b. Applicant presentation

**SPRC Discussion:** Discussion amongst the Committee members included the following:

### Building Height and Architecture

- Committee members raised questions about the locations, extent, and potential impacts of the proposed building cantilevers.
- Committee members requested that perspectives of the proposed build-out of the Rosslyn Plaza project be provided from the east side of the Potomac River.
- Committee members requested that the model used during the Realize Rosslyn process be updated to include the proposed build-out of the Rosslyn Plaza project.

### Transportation

- Committee members questioned why different paving materials are proposed for different street sections.
- Committee members questioned when specific roads would be provided.
- Committee members expressed concern with the bicycle trail connections between Wilson Boulevard and the Mt. Vernon Trail.
- Committee members questioned what assumptions for existing developments and conditions were utilized in Traffic Impact Analysis (TIA).
- Committee members questioned the value of the new sections of 17<sup>th</sup> and 18<sup>th</sup> streets in facilitating movement through the site once fully developed.

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY Page 2

- Committee members questioned what the anticipated parking ratio would be if condominium units are provided rather than apartments in the residential buildings.
- Committee members questioned how much flexibility will be provided with the PDSP to allow for deviations during the final site plan stage(s).
- Committee members questioned why parking entrances are not proposed to occur below grade and coordinated with the access to the loading areas.
- Committee members requested that PDSP conditions be included that would not permit physical barriers between sections of the parking garage.
- Committee members, and attending nearby residents, expressed concern that additional parking spaces on the Rosslyn Plaza site will exacerbate existing problems for the Rosslyn road network.
- Committee members requested that the street sections be represented accurately and consistently through all of the applicable PDSP elements.
- Committee members expressed concern that the width and design of the Esplanade may not be adequate to accommodate the anticipated usage of the feature.
- Committee members expressed concern about accessibility issues with the proposed curbless street sections.

### Construction Phasing

- Committee members questioned whether any of the existing residential units are classified as affordable units or market-rate affordable units.
- Committee members questioned whether any of the proposed temporary open spaces will actually be provided.
- Committee members, and attending nearby residents expressed concern about the potential for decreased property values of adjacent properties if the Rosslyn Plaza PDSP gets built-out per the PDSP.
- Committee members requested that the Design Guidelines provide some detail for the temporary open spaces.
- Committee members expressed concern about pedestrian safety during the various construction phases.

### Community Benefits

- Committee members requested additional information about the potential viewshed impacts on adjacent property controlled by the National Park Service as well as connections to Theodore Roosevelt Island.
- Committee members requested that the full analysis of the community benefits package be provided with the PDSP rather than with individual final site plan(s).
- Committee members requested that the temporary open spaces be committed with specific phases of construction.
- Committee members expressed concern that the full potential of the Esplanade is not being realized due to its design and relationship to certain elements of the Rosslyn Plaza site (i.e. parking garage entrances, building locations, etc.).

### SITE PLAN REVIEW COMMITTEE MEETING SUMMARY Page 3

- Committee members reiterated the need for providing affordable housing units with the redevelopment of the Rosslyn Plaza PDSP.
- Committee members expressed concern that the viewsheds from the Central Place Observation Deck not be negatively impacted by any elements of the Rosslyn Plaza PDSP.
- Committee members expressed concern that the size (0.81 acre) and proposed location of the Rosslyn Plaza Park is insufficient to be eligible for community benefit credit.

**Next Steps:** This meeting concluded the SPRC review of the Rosslyn Plaza project. The next steps will be public hearings with the Planning Commission and County Board, which will occur no earlier than February 2015.