
Rosslyn Process Panel (RPP) Meeting #18, Summary

February 19, 2014; 7:00-9:30 pm

2100 Clarendon Blvd., 7th Floor, Conference Room 710-A

Panel Members in Attendance: Brian Harner, Bill Gearhart, Tim Helmig, Paul Holland, Stan Karson, Andy VanHorn, Jennifer Zeien, Jay Fiset

Staff in Attendance: Kellie Brown, Kelly Cornell, Anthony Fusarelli, Matt Ladd, Scott McPartlin, Lida Aljabar, Gabriela Acurio, Claude Williamson (Ben Carlson)

1. Welcome

2. Policy Directives (Rosslyn Plan Framework)

- Staff distributed a matrix with all comments received from RPP via email and staff responses;
- Seeking to identify areas of consensus and areas where the panel has not reached consensus

Transportation

- Concern about the decision to convert Fort Myer and Lynn to two-way streets and the impact of traffic backups on Meade Street;
 - Staff noted that the Rosslyn Multimodal Transportation Study found that a two-way option is feasible, in part because it does not reduce the total number of lanes in each direction;
 - Language should be added to Policy Directive T7 to indicate that feasibility will be determined prior to changing traffic patterns;
- Staff proposed adding text to the Block Structure Map (p. 24) indicating that the locations of new connections are general;
 - Panel was supportive of this approach for the framework but want more specificity in the Sector Plan Update;
 - Also need to ensure that the final locations do not “zig-zag” and disrupt view corridors;
- Issue of specifying which new connections on the Block Structure Map are pedestrian-only versus vehicular streets is unresolved;
 - Some panel members are specifically concerned about vehicular streets in the Rosslyn Plaza block and the block to the east of the Wilson School because of traffic issues and impacts to the amount of new park space in those areas;
 - Some panel members are supportive of vehicular streets in those locations because they could take loading functions off of streets that are planned for more active uses (18th St., Wilson Blvd.);
 - Staff noted that the Master Transportation Plan recommends vehicular streets in the Rosslyn Plaza Block and that the Street Classification Map (p. 29) indicates that one of the connections east of the Wilson School is proposed only if Pierce St. is not extended as part of the WRAPS study;
- Issue of preserving or removing skywalks between the Metro station and Nash Street is unresolved;
 - The skywalks are used by North Rosslyn residents to safely access the Metro station;
 - The skywalks are not currently ADA compliant, and bringing them into compliance will carry a cost;
 - The panel is in agreement that the skywalks would likely need to remain at least until the streets at the ground level are redesigned to be safe for pedestrian crossings;

- The issue of whether to keep the skywalks in the ultimate vision for Rosslyn is outstanding, but the panel will explore a path forward, perhaps by stating conditions to be met prior to removing them

Public Parks and Open Space

- Staff presented an alternative approach to presenting these policy directives in the framework that reorganizes the directives around new themes and considers parks as a complete system; panel indicated support for the new approach;
- Policy Directive P4: discussion around whether activating Gateway Park with retail (such as a small footprint restaurant) could be considered;
 - The current language in the framework would neither prescribe or preclude that option from being considered;
 - Panel agreed to come back to this issue as the Sector Plan Update is being drafted;
 - Recommended changing the term “park uses” to “uses that enhance the park experience;”
- Policy Directive P6: recommend changing text to “prominent park that serves the neighborhood” and extending the 18th Street Corridor on the Public Parks and Open Space Map (p. 31) west to the edge of the RCRD boundary

Urban Design and Land Use

- Panel requested that staff provide data on the percentage of residential uses planned for the RCRD for a follow-up discussion on how to address this issue in the Sector Plan Update;
- Recommend stronger wording on establishing district energy infrastructure and adding more specifics to the policy directives on sustainability (e.g. landscaping, green roofs, solar energy);
- More discussion is needed on the overall approach to urban design recommendations for the Sector Plan Update;
- Recommend adding a reference to preserving, renovating, or recladding existing building as an alternative to redevelopment;
- Recommend revising the introduction to the Urban Design and Land Use policy directives to better capture what the directives are trying to accomplish

Building Height and Form

- Policy Directive B4: next steps in the process should include redevelopment feasibility studies that consider the impact of reducing heights to preserve views;
- Panel supports staff proposal to revise the Sensitive Edge Transitions Map (p. 37) to include all edges in the RCRD and to differentiate between neighborhood edges that are adjacent to lower-scale buildings and edges that are adjacent to existing high-rise uses;
- Recommend removing Policy Directive B5 from the framework because TDR is an implementation issue that does not fit into a vision document; needs further discussion for Sector Plan Update;
- Issues raised about Priority Observation View Corridors Map (p. 38);
 - Concern that heights could be allowed above the public observation deck level;
 - Are views of Arlington National Cemetery being preserved?
 - Need to address how this map interacts with the Sensitive Edge Transitions Map

3. and 4. Review Updates to Plan Framework Document (pages 1-16)/ Updated Sketch Perspectives for Watercolor Renderings

- Panel is supportive of the new sketch on p. 11, but recommended removing the skywalk shown in the image;

- Sketch on p. 13 should be drawn from a different perspective, perhaps from the monumental core; Central Place should be more prominent;
- Sketch on p. 15 is too busy; consider balance between showing a ground level view and getting a higher perspective
- Panel is supportive of the new sketches on pages 17, 19, and 21

5. First Draft for Sector Plan Update Outline

- This item was not addressed in this meeting

6. Next Steps

- Requested to hold March 17 and 19 for the next RPP meeting

7. Adjourn