

Realize Rosslyn
 Comments Received at 3/11 and 3/12 Open House Events

Vision Principle	Comment
Global Destination	Add lights and colors to buildings in the skyline.
Global Destination	Add balconies to make Rosslyn more charming.
Global Destination	Make skyscrapers more multi-dimensional, not flat.
Global Destination	Rosslyn is one of several downtowns in Arlington
Global Destination	Will the skyline be compromised by a new building over I-66?
Global Destination	The situation and visibility of Rosslyn – a dynamic skyline will add to the excitement and interest and appeal
Dynamic Place	Love the idea of “living” walls to on blank building walls
Dynamic Place	Need something unusual to bring people to Rosslyn- e.g. Newseum, gondola, large department store
Dynamic Place	Important to maintain a mix
Dynamic Place	The goal is the right mix of retail, cultural and restaurant offerings. It will be tricky to get the right mix. I don't see the Artisphere as part of the solution with its peculiar interior spaces.
Transportation Connections and Choices	Metro and transportation are the reason for Rosslyn, heart of Rosslyn
Transportation Connections and Choices	More walking spaces and walkways, less cars
Transportation Connections and Choices	Want express transit to Crystal City and King Street areas
Transportation Connections and Choices	Streetcar is a fantastic idea!
Transportation Connections and Choices	Is the streetcar necessary?
Transportation Connections and Choices	This is great
Transportation Connections and Choices	Want express transit to Crystal City and King Street areas
Transportation Connections and Choices	I like the comprehensive plan to employ all modes of transport (except vehicular)
Transportation Connections and Choices	How will traffic backups affect local neighborhoods during transition from “thoroughfare” to pedestrian emphasis?
Walkable Neighborhood	Yay pedestrian-friendly!
Walkable Neighborhood	18 th Street corridor is great- perfect idea
Walkable Neighborhood	18 th Street is a fantastic organizing principle
Walkable Neighborhood	Is there anything we can do for pedestrians now? You take your life in your hands crossing the street.
Walkable Neighborhood	Public escalator to higher ground seems unnecessary.
Walkable Neighborhood	Agree with above comment- let's get fit!
Walkable Neighborhood	Important to get to Kent Street and across to Roosevelt Island
Walkable Neighborhood	I like walkable streets, wider sidewalks
Walkable Neighborhood	Include mention of tree-lined streets (at least wherever feasible)
Good Neighbor	Principle is very important.
Good Neighbor	Need to connect to adjacent communities

Good Neighbor	I like that local neighborhoods will not be in the shadows of RCRD perimeter buildings
Good Neighbor	How will you deal with traffic backups during decades long transition?
Good Neighbor	Mention use of site plan process to increase open space on new developments (like Nash and Key)
Connections to Nature	This is very important
Connections to Nature	Essential. A great potential feature (esplanade and air rights over I-66).
Connections to Nature	Connection to Potomac River should have easy access from Metro station
Connections to Nature	Provide a way to get to the river
Connections to Nature	Performances, sports, festivals and other destination activities – Yes!
Connections to Nature	Will there be seating and dining spaces on upper level public viewpoint areas?
Connections to Nature	Boat facility will be disruptive to the calm on river and at Roosevelt Island
Connections to Nature	It will be a long time before there is an esplanade
Connections to Nature	Mention that there is already access to the river via bike path near Key Bridge

Policy Directives	Comment
Transportation	Wider sidewalks on Fort Myer Drive
Transportation	Proposed grocery store entrance (1400 Key Boulevard) should be right-in-right-out to; entrance is too close to intersection of Nash and Key; bicycle traffic should be on the north side of Key only to avoid conflicts with cars
Transportation	Encourage use of walkway from 17 th and Nash leading toward Iwo Jima Memorial
Transportation	I oppose two-way traffic on Lynn and Fort Myer
Transportation	Convert Lynn and Fort Myer to two-way
Transportation	Beta test and hold hearings before converting Lynn and Fort Myer to two-way
Transportation	Redevelop and deck over Arlington Boulevard near Meade Street
Transportation	Consider DC to NY bus bays
Transportation	Tripping hazard on the sidewalk on the north side of 19 th Street between Fort Myer and Nash
Transportation	Intersection of Lee Highway and Nash Street – traffic lights need a pedestrian only cycle
Transportation	Bigger warning signs and flashing lights alerting eastbound traffic on Lee Highway to traffic signal at Nash Street
Transportation	How will vehicular traffic and pedestrians navigate the topography from Lynn Street to Arlington Ridge Road?
Transportation	Map T5: Bike route on 18 th Street between Kent and Arlington Ridge should be a marked route rather than a multi-use trail to reflect a more urban facility
Transportation	Map T5: Not clear about which bike routes are one-way versus two-way
Transportation	Map T5: Clarify that Kent Street between 18 th and Wilson is intended to be part of Freedom Plaza/Park

Transportation	Concern that 18 th Street alignment would separate Arlington Temple UMC from the Ames Center. Church depends on Ames Center for access and parking. If church has to redevelop, it needs to be done in conjunction with Ames Center since it is financially prohibitive to redevelop on its own.
Transportation	Skywalk adjacent to Arlington Temple UMC provides access to the main entrance. Removing the skywalk would require rebuilding the entrance, which would be financially prohibitive.
Transportation	Colonial Terrace residents want to keep the skywalks.
Transportation	Removing Fort Myer Drive Tunnel: Do it!
Transportation	Traffic is already bad on Wilson Boulevard between Oak and Nash. Concern that new development will make it worse.
Transportation	Support making Rosslyn less of a thoroughfare
Transportation	Concern about the effect of traffic pattern changes on surrounding residential neighborhoods and congestion that may result
Transportation	I would prefer not to have a dedicated bike lane on Lynn – perhaps it could be on Kent.
Transportation	I would prefer not to have that left turn lane for bikes.
Public Parks and Open Space	Rosslyn Plaza should have a multi-use program: playground, leisure, and passive
Public Parks and Open Space	What kind of park will Rosslyn Plaza Park be? How to get enough parking to make it a destination?
Public Parks and Open Space	Will theater have access to Rosslyn Plaza Park? Why is green space on east side? How to activate/make sure people use green space? What are surrounding uses?
Public Parks and Open Space	Relationship between theater and Rosslyn Plaza Park?
Public Parks and Open Space	Walkable view to river – activate park at Rosslyn Plaza
Public Parks and Open Space	Map P1: Waterview Terrace is public open space, community benefit
Public Parks and Open Space	Map P1: Public pedestrian connection (stairs) from Nash Street to Colonial Terrace
Public Parks and Open Space	Map P1: Show green spaces in Kent Street with chairs, seating
Public Parks and Open Space	Map P1: Entire 17 th /Oak/Clarendon block (currently Starbucks) is shown as a park. Is there a plan to acquire this land for a park?
Public Parks and Open Space	We like Starbucks!
Public Parks and Open Space	Map P1: No need for urban street focal point at Dark Star Park.
Public Parks and Open Space	Map P1: Urban street focal point at Dark Star Park- what about relating to the monuments?
Public Parks and Open Space	Map P1: Bennett Park public artwork and courtyard outside and alley to Wilson Boulevard are public (near Clarendon and Pierce)
Public Parks and Open Space	Suggest improving Gateway Park conditions incrementally
Public Parks and Open Space	Recreation space needed for teens and pre-teens
Public Parks and Open Space	There is no soccer field nearby
Public Parks and Open Space	Green space = excellent
Public Parks and Open Space	The descriptive words “informal” and “relief from the urban environment” should be emphasized, as they are.
Public Parks and Open Space	I hope the canopy trees mentioned will have adequate soil volume so they can develop and be healthy.
Public Parks and Open Space	Rather than “themes,” I would focus mostly on “passive leisure.” Less expensive and people can create their own use of the space.

Public Parks and Open Space	I would add a suggestion for a dog park at Gateway Park on the west side of Fort Myer Drive. I am not a dog owner but this is the best place for such an amenity.
Urban Design, Land Use and Sustainability	Sustainability should be a priority. LEED all the way!
Urban Design, Land Use and Sustainability	We want new retail businesses but are worried that there won't be customers.
Urban Design, Land Use and Sustainability	Balconies add a third dimension to buildings, create warmth and charm
Urban Design, Land Use and Sustainability	To succeed there must be attractive leisure, retail and restaurant options and a focus on greater percentage of residential space.
Urban Design, Land Use and Sustainability	There must be an adequate residential preference, preferably a spectrum of income levels. The basis of this must be sound economic planning, not a cost to government.
Urban Design, Land Use and Sustainability	Mention trees as an important part of the appeal of the "future Rosslyn," to increase appeal and economic value of the RCRD.
Urban Design, Land Use and Sustainability	Social vibrancy and environmental sustainability should include "tree-lined streets" for the RCRD.
Building Height and Form	Transitions to the surrounding communities are very important. Peaks and Valleys should be valleys next to neighboring communities.
Building Height and Form	If heights are allowed above 300 feet, then areas within 1 block of sensitive edges should be under 300 feet, maybe 200 feet.
Building Height and Form	I like tapering, not extending heights out from CO-Rosslyn
Building Height and Form	Map B2: I think reference to Catholic University Basilica is intended to refer to the National Cathedral
Building Height and Form	Preserving gaps between buildings for views and street connections – this is important
Building Height and Form	Concern about over-building Rosslyn, it feels like a New York garage
Building Height and Form	Building form must be respectful of existing neighboring residential areas. Site lines are critical to appeal of properties.
Building Height and Form	How will you incorporate into the Sector Plan the economic viability of stepping down buildings but also respecting perimeter neighborhoods?
Building Height and Form	Increase volume of commercial buildings in the most central area to allow wider sidewalks and more possibility for street trees with adequate soil volume.