



OFFICE OF
TRANSPORTATION
PUBLIC-PRIVATE
PARTNERSHIPS

Air Rights Development

July 24, 2013

Speakers:

Tony Kinn, Director

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Meeting Objectives

- Provide background on the Office of Transportation Public Private Partnerships
- Summarize project goals and objectives
- Describe Rosslyn site, project benefits, and potential for providing public amenities



OTP3 Program Background

- Virginia enacted PPTA in 1995
- Successful P3 track record (\$6.3 B in last 2 years)
- Receptive political environment towards P3 projects
- Strong institutional knowledge of P3 project delivery
- Public outreach and education
- Delivery of tangible benefits



OTP3 Goals for Air Rights Development

- Promote *transit-oriented development* in congested areas
- Spur *local economic development* in Arlington County
- *Improve utilization* of public assets
- Create *model project* for future development of Air Rights above highways/rail in Virginia
- Create a collegial prototype for joint cooperation with the Commonwealth and localities
- *Generate revenues* to fund required transportation improvements



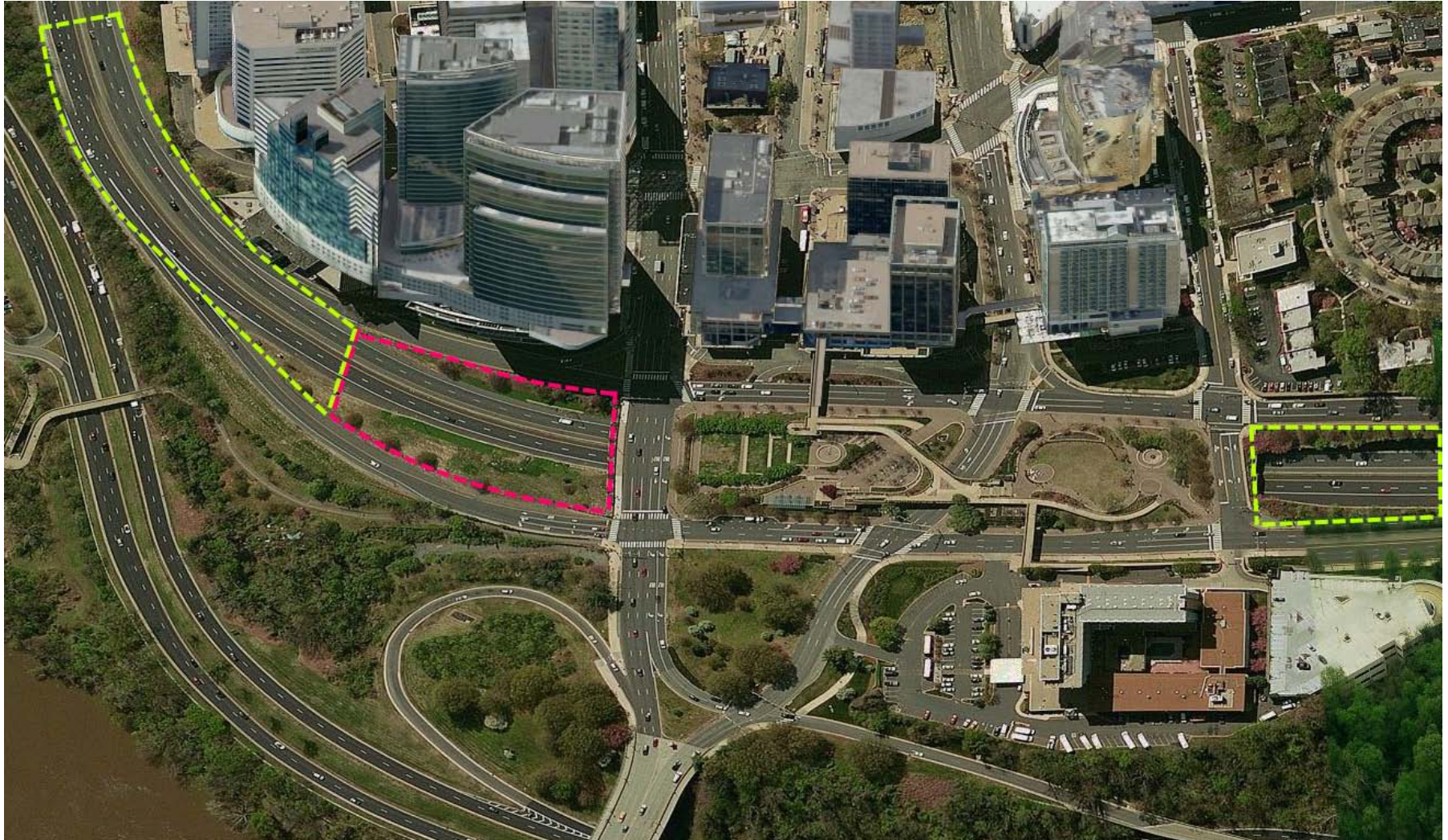
Approach to date

Develop an understanding of the Air Rights concept and define the potential benefits.

- Completed High Level Review (approved September 2012)
- Conducted Detailed Level Review (approved June 2013)
- Issued RFI for Rosslyn and East Falls Church to explore July 2013):
 - Private sector interest
 - Project feasibility
 - Project benefits



Areas Contemplated for Development



Pink – Prospective Pilot site identified by OTP3 **Green** – other Air Rights over I-66 held by VDOT

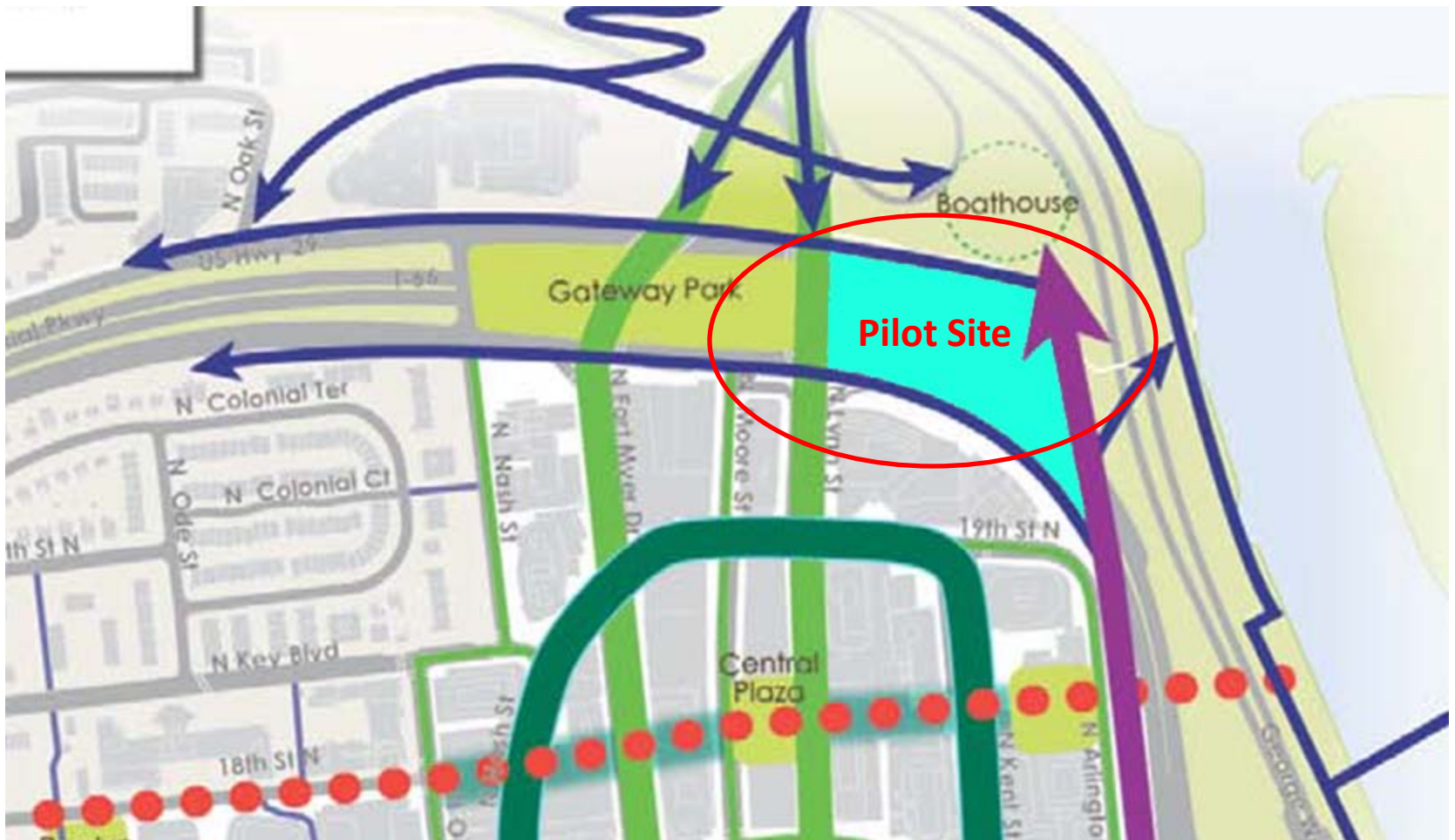


Potential Pilot Site

- Within Right-Of-Way owned by VDOT
- Pilot site chosen due to location, connectivity, and prominence
- Potential for additional air rights development areas – seeking private sector input on technical and financial feasibility



Air Rights Development and Realize Rosslyn



Air Rights Development and Realize Rosslyn

- The strategic location of the pilot site adjacent to ***Gateway Park and the Key Bridge*** provides the opportunity to create an architecturally distinctive building which would serve as an informal gateway to the Central Business District.
- Development may include retail and open space that may ***help activate Gateway Park and improve the pedestrian safety and experience***
- Development will be required to meet all ***LEED certification*** and other ***sustainable development*** regulations, and will be encouraged to employ cutting-edge technology



Air Rights Development and Realize Rosslyn

- Location of pilot project sites can enhance opportunity for private investment for creation of *esplanade connections and reconnect to pedestrian/bike infrastructure along the River*
- A development bridging I-66 can improve connections within Rosslyn and *improve accessibility to the surrounding amenities, parks and open space*



Creating a 'win-win' for the County and Commonwealth

- Air Rights development above I-66 can help ***address the key goals and objectives of Realize Rosslyn.***
- Public-private partnership can ***deliver pieces of the pedestrian infrastructure outlined in Realize Rosslyn plan while minimizing public investment***



Air Rights RFI Process

- RFI issued - **July 3**, to solicit private sector developer input into viability and desirability of various site
- Project Briefing – **August 6, 2013 10 AM**, George Mason University Founders Hall Auditorium
- Responses due **September 30, 2013**
- Review responses to RFI to gauge private sector interest and benefits
- Following review of responses to RFI, OTP3 and VDOT will share information received with Arlington County
- Potential issuance of RFP for development in Winter/Spring 2014, in coordination with Realize Rosslyn planning efforts



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