**North Rosslyn Civic Association**  
**Comments on Realize Rosslyn**

In general, we support the Vision Principles, Goals and Policies of the Plan enthusiastically; it incorporates many elements that we believe are vital to enhance Rosslyn’s positioning as a uniquely attractive place to live, work and visit. Among the Plan’s many elements most important to us as residents are Improvements to pedestrian and bike safety and access to multiple public transportation options; a new Metro station plan; enhancement of parks and recreational opportunities, including Gateway Park and river access; establishment of the 18th street corridor; and preference for retail that can enliven Rosslyn after dark.

To strengthen the document and better accommodate the needs of residents, we are pleased to submit the following specific suggestions.

# Building Height and Form

## Codified **Building** Form elements:

### Density

### We agree with and support the policies related to density, including the allowed density of 3.8 FAR for commercial office and hotel of 3.8 and residential uses of 4.8. We also agree with the policy that the County Board may grant additional density up to maximum of 8.0 to 10.0

### We do not agree with the potential flexibility to grant additional addition density above 10.0 should the project advance Major Plan goals or meet form based guidelines. Therefore, we suggest deleting #1 and #2 on page 147. We do agree that Transfer of Development Rights may be applied to grant densities greater than 10.0 FAR, and suggest revisions as follows:

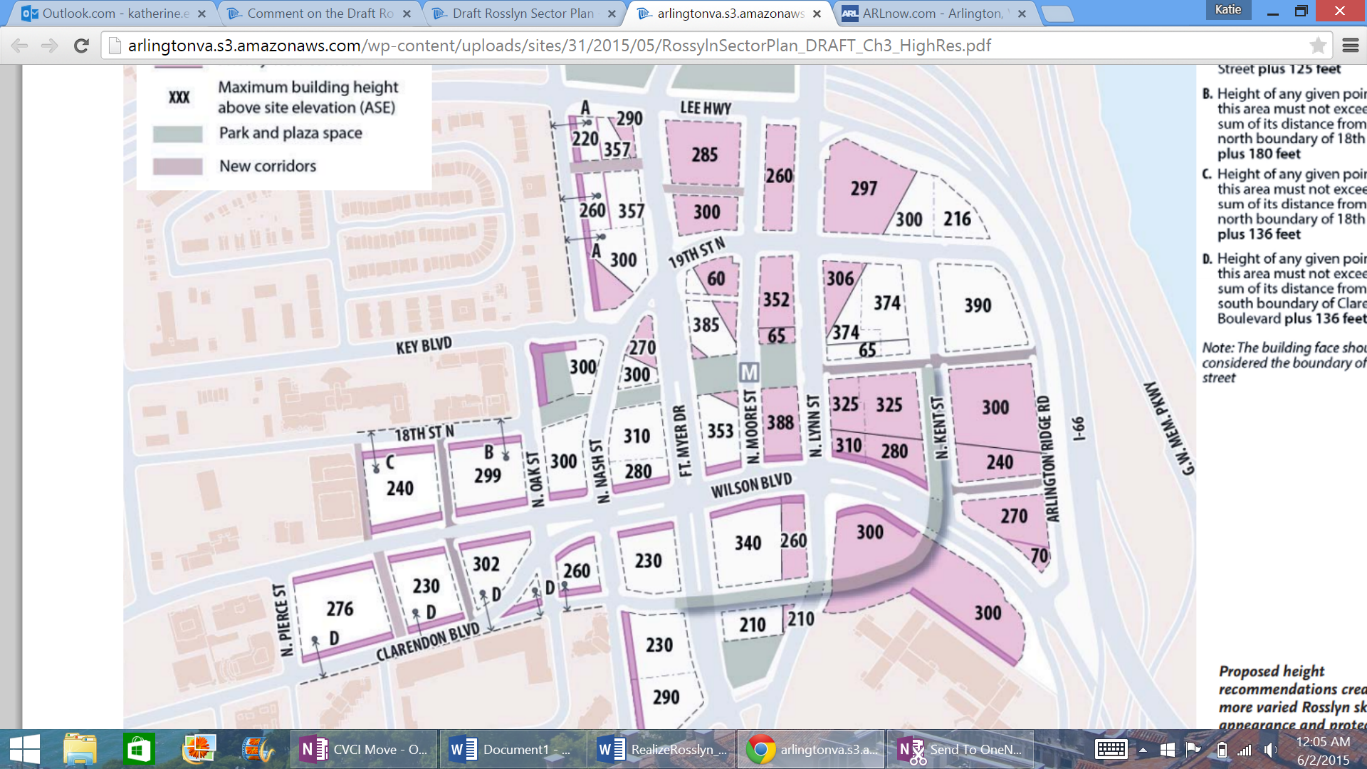
1. Transfer of Development Rights are applied in the following scenarios
   1. Where sending sites are within the Rosslyn Metro station area and receiving sites are within the RCRD
   2. Where sending sites are within the view shed corridors of the public observation deck and receiving sites are within the RCRD

### Building Heights: Map 3.16, p. 163

We find the “peaks and valleys” concept to be rather poorly defined and illustrated in the draft plan; therefore, it is difficult to assess the extent to which this concept (and the higher allowable building heights that it seeks to achieve in the RCRD) will achieve the goals of enlivening the skyline, preserving view corridors, and incentivizing more economically viable development. Nonetheless, we are particularly concerned that building heights at the edges of the core district bordering low- to medium-rise residential areas could achieve heights of up to 376 feet in this plan. This seems contrary to the Plan’s statement that “Central Rosslyn will share a comfortable relationship with adjacent established neighborhoods. New buildings in the downtown core will respect the lower density residential communities nearby, through building massing and forms that provide gradual height transitions from the low-rise neighborhoods to the penthouse levels of new residential towers….”

In this regard, we specifically suggest the following modifications:

### Lower heights immediately east of N. Nash street east of Colonial Terrace. Current heights in the Plan for the Holiday Inn site rise to 376 feet; revise to 250 – 300 (i.e., not higher than the height at the existing Turnberry Tower)



### Lower heights west of N. Oak Street. Revise the heights of the two buildings west of Oak Street on Wilson, and the western-most building on Clarendon Boulevard as follows to provide a better transition to the neighborhood and “Rosslyn to Courthouse In Between Area” (see the [Rosslyn to Courthouse Urban Design Study](http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2014/03/Rosslyn-CtHouse.pdf)).

### 240 🡪 no more than 230

* + - * 1. 299 🡪 no more than 230
        2. 276 🡪 no more than 250

## Building Height and Form Guidelines

### Buildable Areas and Edges

### Page 150: Clarify the intent of the sentence: “Façade height along street edges should be at least three stories.” Does this mean that any transition in façade type occur no lower than the third story? If so, we support this guideline.

### Architectural composition of towers and caps

### The guidelines pertaining to building tops within view of the observation deck should be codified and mandatory:

### Buildings tops within view of the public Observation Deck should be designed so as to create a thoughtful, complementary foreground view for the monumental core and other key vistas.

### Make the following text edit (flexibility is implicit in every guideline in the plan and does not need to be reiterated)

### Green roofs and occupiable deck spaces are encouraged, to reduce stormwater and heat island impacts, leverage additional view and open space opportunities, and/or enhance views from surrounding buildings.

### Pertaining to the following guideline: “Applicants should submit simulated illustrations showing the proposed building cap design in its context and as it would be viewed from the public Observation Deck, for review.” Add a policy or guideline that applicants may not be granted site plan amendments that would alter the building cap after the site plan review process has concluded.

# Parks

1.2.1. As is noted on p. 36 of the Plan, “the existing open space network is dominated by passive spaces and severely lacking in active recreation amenities.” We would like to see greater priority given to the achievement in the short- to medium-term of 1.2.1 Public Parks and Open Space Goal #2: “Revitalize the existing parks and open space system to provide active outdoor recreational opportunities and amenities for all ages and lifestyles throughout the network.”

### Improvements to tree canopy Add a cross reference/explicitly reference the sustainability guideline of increasing tree canopy cover toward a goal of 15 percent.

# Transportation

### Two-way of Fort Myer and N. Lynn Streets Ensure a traffic study is performed and the results are shared publicly with residents and stakeholders before any temporary or permanent changes to these routes are implemented.

# Land Use: Affordable housing

### Page 77: Make the following edit: Direct up to 30% of the value of community benefits contributed by RCRD site plan projects towards affordable housing. This value would be evaluated on a site plan basis to determine the best use (e.g. an on-site unit program or a cash contribution).

### Implementation Actions:

### Make the following edit to ensure that affordability remains a part of Rosslyn’s future. 12. Ensure that up to 30% of the total value of community benefits for additional density in a “C-O Rosslyn” site plan project goes toward creating or preserving affordable housing. Additionally, ensure that at least one third of the value dedicated to creating or preserving affordable housing (i.e.,, 10 percent of the total value of community benefits) goes toward on-site affordable housing units. For the balance, evaluate the best use of this value (e.g. on-site units or a cash contribution) through the site plan process.

### Add an implementation action that explicitly addresses preservation of MARKS in the Rosslyn Metro Station Area.

# Editorial comments

### Section I: Introduction.

p. 16. While the section on “People” refers to demographics, it oddly does not reference the number of people who currently reside in Rosslyn or how fast this resident population is projected to grow. Please add these numbers.

OTHER SECTIONS

P. 27. Add the estimated date of delivery for new buildings.

### Throughout document When referencing the maps and figures, include the page number as well as the map or figure number. The current version only references the map of figure number, making it hard for the reader to cross reference.

### Index Add an index to the document.

### Vision Principle 3 p.54 Correct pronoun to be “she” throughout (“run his errands”).