

**Rosslyn Business Improvement Corporation
Urban Design Committee**

Meeting Minutes

**December 21st, 2016
12:00 pm – 1:00 pm**

Attendees: Leslie Arminski, Valerie, Crotty, Robert Esselburn, Taylor Lawch, Manoj Dalaya, Tom Korn, Cy Kouhestani, John Kusturiss, Scott Matties, Michael Novotny, Paul Rothenburg, MJ Schmelzer, David VanDuzer, Lenore Yaffee-Garcia

Guests: Santya Lanman, Kesi Lumumba, Jeff Lee, Kelly Fairman, Elizabeth Carriger, Josh Bowden, Devon Perkins, Jason Ovalle, Brian Pilot, Mattew Roberts, Jeff Lee, Stuart Stein

Approval of Minutes

Paul Rothenburg, Chairman, Approved: September, 2016 and November, 2016 minutes.

Informational Presentation

West Area Rosslyn Development

This is the same presentation given during the SPRC meetings. 52% of this space is scheduled to be used for public and civic uses, there will be 26,000 sq. feet of public space.

West Building

There is 25,000 sq. ft. of retail space. The 1st floor of parking is for retail and public parking. The parking garage entrance will be on N. Pierce street. Fire Trucks will come down 18th St where there is a dedicated lane to the left with a back entrance to the fire station.

There will be 195 condos. The lobby entrance for the condos will be on N. Pierce St. The buildings were opened up to create better views. The west building was shaped to be viewed as a sculpture piece situated in the park.

Special consideration was given to the pedestrian experience. Facing the park there is a bike room. The typical plan will consist of apartments, studios, 2 bedroom and 3 bedroom apartments. The 23rd floor is the most residentially active with a terrace facing the park. The top floor will be the penthouse.

The balconies are oriented to the corners of the building.

Materials: GFRC paneling and the retail base will be artisan textured iron spot brick.

East Building

The building's base will contain the Fire Station and retail. The retail on the corner of Wilson and Pierce will be two stories.

The typical floor will contain 456 units. A pool is located in the center, one level down from

the top floor. There will be a roof terrace space dedicated for penthouse use.

The landscape architect presented the landscaping of the entire site. On N. Pierce St an attempt was made to create a pedestrian friendly space, using the Rosslyn BID streetscape master plan.

Parking

The parking ratio in Rosslyn is at 0.85, the apartment ratio would be a 0.8 ratio. The condos will have a 2:1 ratio.

The parking garage will have 1,050 parking spaces and two entrances: 99 spaces will be dedicated for retail, 46 flexible spaces, 791 spaces for residents, 100 spaces for APS, 24 spaces for the Fire station.

Answers to Questions

Feb 13 - 15 Planning Commission meetings. The next SPRC is scheduled for mid-January.

The building glass is virtually clear; the bottom portion will be clear. The residential glass will be 30% reflective.

The West building is meant to be less sculpted. Much debate over the design of the East and West building, different committee members felt that the East building would be too busy, others thought the East building was well designed but that the West building was too simplistic.

There will be space available for outdoor dining, the WRAPs plan had specific outlines for sidewalk widths and space. These points were covered during the WRAPs planning process. Pierce sidewalks are 8ft from the back of the tree pit. Wilson has 12ft available from the back of the tree pit.

Penzance is still negotiating with CVS to return. They are currently interested in the West Building.

N. Pierce St was created to operate as a pass through for vehicles not as a pedestrian only street. Discussion at the last SPRC focused on N. Pierce St and if it could be redesigned so it wouldn't be a typical asphalt street. It should have a character that gives it a sense of place.

Also the space between the Wilson School building and the West Building could be designed as a gathering space. County Parks is responsible and they will eventually turn the design over to the Penzance design team.

The 4th SPRC will be Jan 9th. All of WRAPs will go before the County Board on February 28th. Demolition will begin at the end of the 4th quarter 2017 or 1st quarter 2018.

Construction will take about 3 years; should come online 2020-2021.

Project/Construction Updates

Lynn Street Esplanade

Arlington County has turned the construction phase over to VDOT, the bids are moving along.

Queens Court

The last SPRC discussed in great length the brick color and being able to match the historical brick coloring. Queens Court still has to go through a financing operation, that is a normal part of their process before the start of construction. They will be the last to be implemented in the WRAP's group.-

Central Place Signage

Central Place Residential is due to come online in the next couple of weeks, residents will begin to move in in the middle to end of January. The 19th St sidewalk just opened.

Signage for Central Place is not incorporated in current signage zoning. They are attempting to make amendments to the zoning to count the plaza as street fronting. The second complication is that they have second story retail; JBG would like signage calculation to be added for these retailers as well. Central Place/JBG is attempting to increase signage allowance.

Gateway

Will be heard by the County Board in January. The BID Board has already sent a letter to the county approving the original project in 2012 so as an organization we support their extension.

Homewood Suites

Located on the corner of Quinn and Lee highway. Making the turn off of Lee highway is difficult due to a temporary pedestrian walkway. Paul Rothenburg has sent word to the county.

New Business

Updates from the Parking Group

Residential parking zoning hasn't been updated since 1962. There is a new head of the parking program. A task force has been formed and tasked with updating the policy. It's composed of various stakeholders from the community. The updated policy will focus on the metro corridors: The Rosslyn-Ballston corridor and The Crystal City corridor. It will also focus on multifamily units. They will not set a maximum ratio but they do want to adjust the minimum to create flexibility.

This group is focused on keeping Arlington competitive in the region. They will seek to present this to the County Board by May, 2017. The next meeting will be held in January.

Two-Waying Project

The BID has begun work with DES to design a study. They study should be kicked off in the spring of 2017. We are also exploring short term low-cost opportunities. The BID is pulling together a charrette in February. Regular updates will be brought to the UDC. DES will come to present in January.

BID Updates

UDC members have been keeping an eye on active projects going through the SPRC process. UDC will have an active Spring. There are a lot of developments coming through as we proceed through 2017.

The search for a new Urban Planning Director is ongoing.

The January and February UDC meetings may have voting presentations. Please keep January 18th and February 15th clear.

The Metro Building was purchased by American Real Estate Partners; they are planning to redevelopment. They are not ready to present to the UDC yet.

Adjournment

**Rosslyn Business Improvement Corporation
Urban Design Committee**

Meeting Agenda

**January 18, 2017
12:00 pm – 2:00 pm**

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| 1. Welcome
Approval of December 2016 minutes | 12:00 |
| 2. Informational Presentation
a. Two-Waying Project (Department of Environmental Services) | 12:10 |
| 3. Projects/Construction Updates
a. Queens Court
b. West Rosslyn Development (Penzance)
c. Central Place
d. Gateway | 1:10 |
| 4. New Business
a. Upcoming BID Events | 1:55 |

2:00

Adjournment

The next UDC will be held **February 15th, 2017**