

**Rosslyn Business Improvement Corporation
Urban Design Committee**

Meeting Minutes

**February 15th, 2017
12:00 pm – 2:00 pm**

Attendees: Leslie Arminski, Valerie Crotty, Robert Esselburn, Manoj Dalaya, Matt Ginivan, John Kusturiss, Scott Matties, Michael Novotny, Paul Rothenburg, MJ Schmelzer, David VanDuzer, Stan Karson

Guests: Santya Lanman, Kesi Lumumba, Mike Chiappa, Chris Gordon, Tess Kelly, Kedrick Whitmore, John Kusturiss, Devon Perkins, Jason Ovalle, Allen Beal, Matthew G. Roberts, Jeff S. Lee, Terri Prell, David Levy, Stuart Stein

Approval of Minutes

January, 2017 minutes approved.

Presentations for Approval

Queens Court

The project will go before the County Board and has its final planning commission meeting 2/21. Queens court is an older and under-utilized APAH residential unit.

The 9,000 sq. ft. park is the responsibility of the county, and has not been designed. Historic references are utilized in the brick and detailing on the corners of the building.

Streetscape improvements follow the WRAPS recommendations (which can be found [online](#)).

Queens court will provide a full TDM suite, including an enhanced TDM because of the reduced parking ratio (from .7 to .6). This reduction allowed for the removal of the parking garage's third level, saving substantial costs.

Questions and Answers:

Questions were asked about garage ventilation and materials: Garage ventilation blows out 8 feet above the pedestrian level.

If the large loading doors are high speed they will be composed of polymers. The regular type will be metal and would be a solid slate type. Fire egress door on Quinn St will be made of glass.

Question asked about the residential affordability mixture: It has not yet been finalized, usually at about one-quarter (of 250 units) below the poverty level; 40-50% AMI level. There will be some unrestricted units available. This is still being finalized and being added to the site plan terms. Tenant relocation plan will be enacted closer to construction date.

Question asked about a mid-block crossing between the two parks: There is a cross-walk midway down 18th street. The county feels that cross walk is enough. The 18th street design is being handled by APS and the County.

Affordability Fund allocation is being processed in a new way: there is a March 10th deadline and applications will be viewed and analyzed in a competitive manner. APAH is applying for a 2018 grant to be awarded the funds, they are asking for \$25 million. Construction slated to begin in 2019 with 2-year construction time; coming online 2021.

Paul entertained a motion to approve, David moved to approve the project as presented today, Manoj seconded, and it was approved unanimously.

West Rossllyn Development

One of the principal goals is to maximize height and open space. The use of heights provided for an increase in public park space- 52% of the site is dedicated to some sort of public or civic use.

Question and Answers:

Discussion centered on location of the parking access elevator in the park. There were concerns voiced on the amount of public space used for the elevator. The elevator was requested by APS; operational needs dictated that it goes in the linear park. The elevator would give direct access for the 100 spaces allocated for the school in the West residential building. DPR stated that the elevator has to be placed in the linear park, which they will design, as it's located at the edge of the parking garage below grade. Moving the elevator closer to the building will mean more hard space instead of green space.

David stated that perhaps the elevator can be designed better so it's not just a cube. Penzance has stated that in working with DPR they aren't able to do a glass cube, but they will work with DPR to make it blend in better instead of being an eye sore.

Motion to accept moved by Valerie, seconded by Manoj and MJ, passed unanimously.

Phasing was discussed, demolition will begin with the fire station (March/April).

Project/Construction Updates

Central Place

The residential tower's certificate of occupancy has gone through- 10 leases were signed in the first week. Construction is complete through the 20th floor. CEB tower has been opened to CEB who will begin construction on offices this month. A deal has been signed with the observation deck's operating partner that will be available to public soon.

A sit down restaurant deal is close to being signed.

Homewood Suites

The building has almost reached its top floor. Moving along with minimal disruption.

New Business

BID Updates

Nestle is coming to 1812 N. Moore and GMA is coming to Potomac Tower.

Adjournment