

**Rosslyn Business Improvement Corporation
Urban Design Committee**

Meeting Minutes

September 21, 2016

Attendees: Leslie Arminski; Valerie Crotty; Manoj Dalaya; Bob Esselburn; Lenore Yaffee Garcia; Stan Karson; Tom Korn; John Kusturiss; Scott Matties; Mary Jean Schmelzer; Paul Rothenburg; David Van Duzer; Mary-Claire Burick; Kesi Lumumba

Guests: Angela Adams; Deirdre Ehlen Lucia deCordre; Taylor Lawch; David Levy; Kedrick Whitmore; Carmen Romero; Mike Chiappa; Tom Hutchings; Chris Harden;

1. Welcome

Farewell presentation for Lucia deCordre, who has left the BID (she will continue to work with the BID as a consultant on the streetscape project). Minutes were approved.

2. APAH

An informational presentation by APAH on the Queens Court development project.

Carmen Romero, Director of Acquisition at APAH, gave an overview of APAH and the state of affordable housing in Arlington. APAH is a 26 year nonprofit with 14 properties in Arlington County, including Parc Rosslyn.

Kedrick Whitmore, of Venable LLP, representing APAH gave an overview of the site and its context in WRAPS. He gave very detailed details regarding the site and APAH's goals for this project, which compliment WRAPS. In order to maximize open space, the building is taller and therefore has a smaller footprint on the APAH site.

The actions requested of the County Board include a change in GLUP from "Low-Residential" to "High Residential," and changing the zoning to a RA4.8 similar to the surrounding properties.

Chris Harden of KGD Architecture gave an overview of the design concepts for the project.

Due to the topography, the only area for service access will be on Key Boulevard. A public park will be placed on top of the parking garage and is currently envisioned as an active park for elementary school aged children.

The building is predominately masonry material and is designed to respect the transition of massing from the surrounding neighborhood. Out of respect for the old Queens Court design, red brickwork is incorporated into the design of the building. The upper levels of the building are cantilevered over the red brickwork lower levels.

The corners will have different treatments. The 18th street corner is the more important entrance and gets the major design elements. The Key Boulevard corner is designated as the service entrance.

Two legal, financial entities (called condominiums) are being created in order to provide the most effective financial funding opportunities. It is a creative way to get funding but it will function and look as one building.

Stan Karson asked why the word "condo" is used to describe the building?

Response: it is more related to a financial, legal term than to how the building will actually operate. The entire building will be rentable units.

Carmen Romero discussed where they are in the community process. They will be reaching out to civic associations and interested parties. They have already had an existing tenant meeting and had a good turnout. They have started working with the individuals on relocation.

Early 2017 is the projected timeframe to go before the County Board for approval. The earliest possible construction start is May of 2019.

Mike Chiappa, Project Manager, can be reached at mchiappa@apah.org. Carmen Romero, Director of Acquisition can be reached at cromero@apah.org

Stan Karson asked if there is a priority for existing residents to return to the new building. What about housing in the meantime? What happened to the funding that Arlington County gives to affordable housing?

Carmen Romero responded that they do have priority. During construction the residents are usually relocated to another building in APAH, or they can opt to receive a relocation payment. To the third question, the response was that currently APAH is requesting approval of the plan and the financials. Generally the County gives out about \$30 million a year.

David Van Duzer had an architectural comment that the corner and the side of the building along Key Boulevard seems like it is turned away from pedestrians. He said that it would be nice to have a good way to get in and out of the building from that entrance because Key Boulevard functions as a pedestrian street currently.

Chris Harden responded that the pedestrian access from Key Boulevard can be elaborated on. The difficulty of that side is the topography. Key Boulevard is the only side that can have service access, which adds to the difficulty of also making it pedestrian friendly. However, they will look to see what can be done to make it more pedestrian friendly. Lenore Yaffee Garcia commented that from Key Boulevard, it feels like a massive building. The vertical elements help with massing but perhaps consider adding some element like appear on the 18th side.

Tom Kornis is amazed by the scale and expects that there will be lots of criticism towards this current proposal as there were lots of criticism towards the old proposal of the 6 story building. Will the presentation be on the website? When is the site plan scheduled? Will there be active roof use?

Response: the presentation will eventually be on a website, the site plan is scheduled for October, and the roof has an outdoor terrace area with community space, similar to the one at Parc Rosslyn.

John Kusturiss commented that during the WRAPS process, the number of stories, from 8 to 16, was discussed. The 16 stories option is the one that is the most financially feasible. Carmen Romero and Paul Rothenburg noted that during the WRAPS process, locating 250 affordable housing units in this location close to the metro was compelling. And, 23 out of 24 members of WRAPS agreed that it was a good idea. Chris Harden commented that buildings of 8 to 10 stories are usually not financially feasible.

MJ Schelmzer asked how the building will be administered (who will be able to rent there)?

Carmen Romero responded that APAH will be owner, and a third party will administer the building. APAH will handle the opportunity for new building residents, and plan to advertise it with lots of lead time, making sure that interested parties will be aware, (i.e. teachers in the Arlington County system).

3. Realize Rosslyn Codification

Mary-Claire Burick gave a brief update about the upcoming County Board meeting. Fire Sub Station 10 is on the agenda. The BID does not have an official stance on the location. County Board members, such as Katie Cristol, are very interested to hear people's views, so please let them know. The BID encourages you all to give your input.

Stan Karson commented that 800 residents oppose having the Fire Station at the Rhodeside Green park site. They are pleased with the Wilson school site. He recommends reading the County's Manager's recommendation.

Paul Rothenburg commented that in the WRAPS process, the Fire Station was approved for the Wilson school site, pending additional study of other possible sites. The location of the temporary Sub Station will be disruptive to everyone but this location causes the least amount of disruption to everybody involved.

Mary-Claire Burick added that the Realize Rosslyn codification Request to Advertise is also on the docket for the County Board hearing. The BID is in support of the staff recommendation and will be writing a letter to that effect. However, the proposal to expand the scope of the Request to Advertise to an expansion of looking at building heights, is not something the BID supports, as the discussions for the building heights happened already.

4. Projects/Construction Updates

Tom Hutchings, Capital Projects Manager at Arlington DES, gave a brief overview of the Esplanade project, which is a combination of the Lynn Street Esplanade and the Custis Trail Improvements. This project has been going on for 10+ years. The key components of the Lynn Street Esplanade include better intersections, sculptures, widening of sidewalks, slimmer traffic lanes, ornamental fencing, landscaping and a larger waiting area for bicycles. The Custis Trail Improvements include better intersections, a lane drop approved by VDOT, new streetlights, bicycle and pedestrian facility upgrades, trail widening 16' with 6' buffer, and trees and Carlyle lights in the buffer.

The funding for the Esplanade project comes from \$2.9 million from the Waterview site plan, and \$5 million from federal funding. The current budget seems to be around \$8 to \$9 million.

VDOT has offered to take back the construction phase of the project. VDOT usually does offer that option to local government for projects that are extremely complicated. So, Arlington County is in the process of transferring to VDOT. Tomorrow, September 22, 2016, is a pre-advertising conference.

Tom Kornis asked about trees being placed on the east side of Lee Highway, instead of just Carlyle lights. Also, who is in charge of the West side of Lynn, for maintenance?

Tom Hutchings replied that trees could be planted in the future in a separate project. For the second question, VDOT is not responsible for that area. It would be Arlington County and whoever they have as a contractor.

Mary-Claire Burick asked why the Carlyle lights.

Tom Hutchings replied that the plan has to be submitted with very detailed lighting patterns, so we have to move forward with the Carlyle lights. If new street lights get approved and have similar lighting patterns, the lights could be switched out for more modern lights in keeping with Rosslyn's urban character. On Lynn Street going west, the Carlyle lights fit better as it is not as urban as the Rosslyn core.

ii. Central Place

Taylor Lawch gave a status update of Central Place. The residential building has topped out. It is anticipated the first residents will go in the first quarter of 2017. No tours are yet scheduled. In spring and summer of 2017 the first retailers will come in and around first quarter of that year the plaza will open. The Observation Desk on CEB is projected for the beginning of 2018. The retail plans will be revealed later but McDonald's does have a spot.

Paul Rothenburg asked when traffic going west on Wilson will improve. Taylor Lawch explained that traffic has increased due to the police detail taken off the intersection, and there is also a third party underground electric construction around that area taking place.

Mary-Claire Burick commented that the BID and JBG are working on programming for the plaza there. Maybe in fall of next year, we can start to see events.

Lucia deCordre noted that Central Place is the first developer to implement the new streetscape elements.

iii. 1400 Key Blvd.

Paul Rothenburg last heard that 1400 Key Boulevard is continuing to finalize its financing.

iv. Signage

On the continuing signage issue, a letter is being written by the BID requesting the County address signage needs for retail, amenity, public art and other areas.

Taylor Lawch mentioned that Central Place needs some signage changes because the second level plaza frontage doesn't get any signage square feet. Mary-Claire Burick commented that the BID is very supportive of it.

v. WRAPS

John Kusturiss gave an overview of the Penzance project that is part of the WRAPS process. Penzance has met with community groups, and interested parties. The initial filing has been submitted to County staff and will they will likely finish with their comments in mid-October. He expects to start the SPRC process at the end October or beginning of November, with hopes to have the SPRC done by first quarter of 2017. They are trying to time it so that the 100 parking spaces will be ready for school faculty to use.

Valerie Crotty asked if the Wilson school project will start on time.

Paul Rothenburg responded that the school and the Fire House people will also be coming to the UDC in the future.

John Kusturiss mentioned that the BID does not have a representative on the County Parking Commission. Mary-Claire replied that the BID will look for updates and share them when possible.

Adjournment