

**Rosslyn Business Improvement Corporation
Urban Design Committee**

Meeting Minutes

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

Attendees: Leslie Arminski, Valerie Crotty, Robert Esselburn, Manoj Dalaya, Lenore Yaffe-Garcia, Matt Ginivan, Peter Greenwald, Cy Kouhestani, John Kusturiss, Karen Kumm Morris, Michael Novotny, Paul Rothenburg, MJ Schmelzer, David VanDuzer, Stuart Stein

Guests: Mary-Claire Burick, Santya Lanman, Kesi Lumumba, Douglas Plowman, Jim Walker, Greg Rowles, Douglas Fleit, Robert Berry

Approval of Minutes

February, 2017 minutes approved.

Presentations for Approval

City Center

Greg Rowles and Doug Fleit from American Real Estate Partners (AREP) presented their City Center project for approval.

AREP shared their original presentation, but spoke to edits based on discussions they have since had with the County and Washington Metropolitan Area Transit Authority (WMATA).

AREP's plans are to improve the existing building, rather than redevelop. The building has long term office leases with 10-12 years remaining. When the full redevelopment comes in 10-15 years, they can fully integrate with the 18th Street Corridor and the "festival street" on North Moore, so there is a shared design with Central Place.

Interaction with the street

- Access to the property is improved by adding an exterior glass enclosed staircase to access the retail component of the project. This space encroaches on WMATA property, but its exterior nature provides a visible connection to stores from street level.
- Access to retail off both North Moore and Fort Myer will remain, with enhancements planned for the Wilson/Moore entrance, and new stairs on the Fort Myer entrance.
- Escalators will be moved closer to the street (currently located behind Panera in the mall) to let people know where to enter.
- Connectivity through the open staircase to Central Place. Enclosed staircase to give better access to the retail as well as being visible.
- The 4' grade change moved to the front of the building. Less focus on the Metro, rather on the whole development.
- Plaza staircase width is restricted by beams from the Metro station.
- The future of the Skywalk should be understood before designs are submitted. The ideal entry for the Skywalk would be on the 2nd floor, with a meeting point that's more central to the site (rather than in the corner), and could connect better with the plaza. New designs suggest a walkway to the west of the building leading to the elevator that can take pedestrians to the plaza or Fort Myer, enhancing Skywalk connectivity.

Retail Plan

- Both Rite Aid and Panera are expected to stay.
- Much of the other retail is expected to be converted to food/beverage. This includes the lower level bank, as well as 1 or 2 spaces on level 2. AREP envisions an anchor restaurant in the northernmost retail space, with open air dining on the plaza. AREP recognized the need to get one main draw in and others will follow. A 3rd floor food hall is a possibility, but likely a stretch.
- In addition to food/beverage plans, they also looked at a higher end gym, that provides its own café/retail. The 4th floor is optional, and the flexibility should help attract retail.
- The committee was supportive of big box retail, and argued that there is pent up demand for that type of retail.

Façade & Streetscape

- There will be metal panel and glass, although the façade is driven by tenant use (more/less glass).
- The garage above will be framed with metal panels; signage is place holder. AREP confirmed that air passages in the parking garage will remain the same.
- Plan to paint the entire building (including the office), as well as to repair window frames as needed.
- The blank wall on Wilson was identified as an opportunity, with the suggestion that vegetation or public art could be an effective way to cover the space.
- Still discussing options in front of the metro station. Confirmed that new concrete pavers would be used south of the WMATA easement. WMATA maintenance may make it difficult to implement certain materials in front of Metro. The group raised the hope that something other than concrete would be considered for the pavers.
- New streetscape plan has been sent to the County. New hardscape will be included all along the front, with mixed pavers, new benches, trees etc.

Signage

- Likely to be an issue with the County. The group encouraged AREP to get as much flexibility as possible built into the plan. New amendment means that retail 2nd floors count as frontage now as well. Expected to be a discussion further along in the process.
- Wilson could offer signage opportunities, as well as the corner of Moore and Wilson. Digital signage has been explored, as well using this for emergency signage.
- AREP are also working to increase signage identifying the Metro on Fort Myer.

Access/ADA

- The questions of buses and their location/access was raised. Agreed that current bus location hurts retail frontage, specifically dining options such as Panera.
- A new elevator is proposed that will give access to the plaza (and possibly the third level) from Fort Myer.
- ADA access and proximity to the high-speed elevators was cited as a major concern. Ramps outside Metro fare gates are still being discussed with WMATA. A question was also raised regarding curbside plans and drop-off spaces.

Project next steps

County wants them to go before the Site Plan Review Committee on March 27th, despite current application being a minor site plan amendment. It is recognized that the building needs redevelopment and that this plan provides an interim solution and opportunity to take a step forward in the central core of Rosslyn.

Robert Esselburn proposed to approve with consideration for ADA access. Manoj Dalaya^{2nd}.

None opposed.

UDC will present recommendation to executive committee, which meets (3.15).

AREP hopes to be through approvals and design by end of 2017, with construction commencing early 2018.

Project/Construction Updates

Central Place

45 residential leases have been signed in the residential tower. Glass is up to the observation deck for the office building. CEB have control of floors 8-20. Still on track for a 1.1.2018 occupancy. No decision has been made on the Gartner naming decision following their acquisition of CEB.

A sit-down restaurant deal is close to being signed (Matt hopes next month).

1401 Wilson & 1400 Key

Seeking a 3-year site plan extension.

Rosslyn Gateway

3-year site plan extension granted.

WRAPS

The group was reminded that this project received its final approvals. The fire department (the first component of the project) expect their temporary station by July.

Brookfield Updates

Leased 60,000sf in December, primarily to new tenants, and another 50,000sf in March. Attributes much of the new interest to the Nestle deal, the group agrees.

New Business

BID Updates

Nestle is touring employees around Rosslyn and the greater DMV as they decide if they will move from Glendale in the coming weeks. 50-70 people are touring per week. Regardless, there will be a large recruiting effort, and it's another opportunity to further the Rosslyn momentum. The first wave of the team has moved into 1101 Wilson Blvd (temporary location), and branding is already in-place. The first major wave of employees is expected in July. 40-50% were made an offer to move from California, with 40-50% of those expected to accept. When buildout is complete, Nestle will occupy 40% of 1812 North Moore.

Rosslyn Community Transportation Workshop was held on Saturday, March 4th and had over 70 attendees. Six of the most challenging intersections were studied, and tactical urbanism techniques were used to design short-term fixes for problems. More information can be found at www.rosslynva.org/transportation.

Events at the BID were highlighted, specifically the April events flyer, as well as the Summer in Rosslyn initiative.

Adjournment