

**North Rosslyn Civic Association Walking Town Meeting
June 23, 2010**

Walking Tour Stop	Neighborhood Topics/Issues	Initial County Response
<p>Starting Point: Wilson School, 1601 Wilson Boulevard. There is parking adjacent to the Wilson School building. Note: In the event of rain or inclement weather, the meeting will be held in the Wilson School.</p>		
<p>Wilson School</p>	<p>Overview of issue themes: 1. Successfully integrate the urban landscape of high rise developments with adjacent low-rise residential neighborhoods. 2. Restore and preserve open space: parks, recreation venues, green vistas, and our community garden to meet the needs of the neighborhood's children, youths, and adults. 3. Maintain and enhance the network of vital pedestrian thoroughfares. Brief explanation of route.</p>	
<p>Exit Wilson School to view Wilson School and Fire Station #10 properties.</p>		
<p>1. Wilson School and Fire Station #10 Properties</p>	<p>What can be done to remove trailers from ball field and restore the field to community use? What can be done to restore and beautify the park, basketball court and tot lot? North Rosslyn, along with much of Radnor/Fort Myer Heights and Colonial Village, are populous, urbanizing neighborhoods which lack a playfield that people can walk to. A playfield is not a 'nice to have amenity.' It's critical for a family-friendly urban environment. If Wilson School is not going to provide a playfield, what is the alternative? Trailers have been</p>	

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<p>1. Continued</p>	<p>on the Wilson School ball field since 1997, APS has removed one row of trailers, but other trailers remain and land is uneven, an eyesore. Cyclone fencing breaks up the property limits access and use of the space. The APS property is the only property in North Rosslyn that does not have sidewalks, curbs and gutters (18th street side).</p> <p>What can be done to preserve the community's need for recreational space when these parcels are redeveloped? Future plans at Wilson Blvd. and Quinn St. (Wilson School, Fire Station Number 10, Rosslyn Highlands Park with basketball court, and tot lot) are projected to include consolidation of these parcels for co-development by APS and the county. This redevelopment should not result in the community losing valuable open space for recreational purposes.</p> <p>How can the community ensure that, when developments are going through the site approval process, existing pedestrian corridors are preserved and enhanced?</p> <p>Explain importance of pedestrian corridors in breaking up Rosslyn "mega blocks."</p>	

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Route: Follow pedestrian pathways from Wilson School site to Key Boulevard, cross Key Boulevard to community garden.		
<p>2. AHC site, pocket park, and community garden</p>	<p>By what mechanisms will the county provide for tapering and ensure developer's adhesion to GLUP and zoning plans? The community garden and pocket park, along with the small tot lot and basketball court seen at stop 1, are among the only public open spaces in the residential area of North Rosslyn. Encroaching development is threatening the viability of the community garden -</p> <ul style="list-style-type: none"> - shadowing from a projected development will impair the garden's ability to grow sun loving flowers, fruits and vegetables. <p>Why does county permit transfer of development rights anywhere within the county? Can this county- wide mobility for development rights be changed by an administrative fix or is legislation required? Can guidance be issued clarifying that the intent of transfer of development rights is to optimize use of adjacent or proximate parcels of land? Explain need to preserve the character of the low-rise residential community through enforcing zoning, land use, and density restrictions and the way allowing inter-community transfer of development rights undermines the county's overall zoning scheme. Example: AHC plans to transfer development rights for 120 units from</p>	

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<p>2. Continued</p>	<p>Ballston to this RA6-15 site, with an intended construction of a 100-foot building housing 225 units.</p> <p>What guidance is provided to developers relative to setbacks in residential areas?</p> <p>Setbacks here, and at other sites for potential redevelopment in North Rosslyn, are important to maintaining the character of the community and prevent unhappy situations, such as this proposed 100-foot building hovering over the back gardens of the three-story Rosslyn Mews condominiums.</p>	
<p>Route: Walk along the path between the AHC site and community garden, down 19th St., down Ode St., along Colonia Terrace, to head of stairs at Nash St.</p>		
<p>3. The low-rise residential communities of Rosslyn</p>	<p>What can be done to preserve, through setbacks and other mechanisms, the privately- owned open space that, while not publicly accessible, provides visual calming and illusion of openness?</p> <p>Explain the two faces of Rosslyn -- the "up hill" community of town homes, condominiums and small apartment buildings versus the high-density central business district.</p> <p>By what mechanisms can the county ensure a reasonable amount of tapering to soften the abrupt</p>	

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<p>3. Continued</p>	<p>transition from low- rise residential areas to C- O Rosslyn? Examine Turnberry, Atrium, Holiday Inn, 1400 Key Blvd. and their proximity to the up hill neighborhood. Holiday Inn and 1400 Key Blvd. are zoned CO Rosslyn, and 1400 Key Blvd. is slated for near-term redevelopment.</p> <p>Is there a mechanism by which the county can incorporate topographical considerations in its evaluation of proposed developments? Dakota condominium is a perfect example of integration of a relatively large building with the adjacent low-rise neighborhood. Garage entrance (on Nash St.) does not put pressure on Colonial Terrace traffic, hillside location is used to great effect, appearance of the building on Colonial Terrace is in keeping with the architecture and massing of adjacent buildings and appropriate set backs are preserved.</p> <p>How does the county ensure continued upkeep of assets provided by developers as benefits to the community? Explain that steps were a community benefit of the Turnberry Tower construction, but need maintenance (the surface material is already wearing off, a community member replaces the light</p>	

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Route: Descend stairs to Nash St., turn left and transit Holiday Inn Parking garage to skywalk, stop on the skywalk above Gateway Park.		
4. Gateway Park	<p>What measures are the county taking to ensure the continued availability of Gateway Park as parkland?</p> <p>Note the importance of Gateway Park to the community and Arlington County. Mention the summer Friday movie nights and the Jazz Festival as important activities. Explain that proposals have been floated to convert Gateway Park, or portions of it, to (1) a convention center, (2) supermarket/big box retail, (3) a bus depot.</p> <p>Discuss the recently formed Stakeholders' committee for Gateway Park that will be considering changes to the park. Note how the bridging in Gateway Park is backwards, routing people away from Key Bridge instead of toward Key Bridge and the Mount Vernon Trail/Roosevelt Island. Mention how signage from the Rosslyn Metro to Roosevelt Island could improve pedestrian and biking visits to Roosevelt Island and the least visited monument in the Washington DC area, the Teddy Roosevelt Memorial.</p>	

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<p>Route: Descend steps to street level and walk along Moore Street towards Rosslyn Metro station, enter the station on the Moore St. side and take escalator to upper plaza.</p>		
<p>5. Central Place and Skywalks</p>	<p>What measures are the county taking to ensure the observation deck, a community benefit for the Central Place development, will continue to enjoy unobstructed views of Washington, the Potomac , and key Arlington landmarks? While the LRPC's Rosslyn Building Height and Taper Study indicates that it will not alter existing zoning laws on height, the recent Skyline Forum conveyed developers' pressure to extend the special status accorded to the two blocks of Central Place to other locations in C-O Rosslyn.</p> <p>How does Arlington plan to ensure that buildings demolished for redevelopment are rebuilt promptly, rather than remaining as unimproved sites, some dangerous, virtually all unsightly? The future site of Central Place is a gravel pit, 1812 North Moore is a flooded parking garage that must be pumped out within a day or two after every rain to prevent mosquito breeding.</p> <p>Will the county work with the community to preserve skywalks crossing Ft. Myer Dr. and Nash St. when the buildings hosting them come up for redevelopment? The situation for</p>	

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5. Continued	pedestrians is incredibly unsafe, pedestrians dodge cars while sprinting across Ft. Myer Dr. to and from the metro station's mid-block entry/exit. Improved access to the skywalk or a celebrated midblock crossing at street level are needed to improve safety in this area. Moreover, as the surrounding buildings redevelop, the county needs to ensure that these essential pedestrian corridors are preserved and enhanced.	
Route: Continue on skywalk past the church, up the stairs to the plaza level of 1400 Wilson Blvd, continue on plaza level to the right.		
6. Transition of C-O Rosslyn to adjacent Community	<p>How can the county manage tapering between C- O Rosslyn and the adjacent residential community? How can topography best be considered in evaluating building scale for proposed developments compared to their surroundings?</p> <p>Rosslyn incorporates considerable change in elevation. In addition to the pedestrian issues this creates, it also creates challenges for determining appropriate heights of developments. Look back at the central part of Rosslyn then look up toward the residential part of Rosslyn. Note the height differences as the height of structures goes down toward the residential area. The proposed AHC</p>	

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<p>6. Continued</p>	<p>redevelopment, at 100 feet, will tower above the residential area and will appear considerably higher than its building elevation would suggest.</p> <p>How can the skywalk system be enhanced to improve access for the community? The skywalk system is integral to pedestrian traffic, keeping people off the heavily traveled streets. The skywalks should be "public rights of way," such that where they go through buildings, people can effectively utilize these pedestrian corridors at all reasonable hours (from 6:00 AM until 11:00 PM).</p>	
<p>Route: Key Blvd just past The Gallery, turn left through the pedestrian passageway between the Atrium and The Gallery, cross 18th St., take passage around building to David and Anna statue, turn right up Wilson Blvd. to Wilson School where there will be wrap up and reception with Q&A (?).</p>		