



ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

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July 19, 2012

Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, Virginia 22201

SUBJECT:

3. A. **Z-2555-12-1** Rezoning from S-3A Special District and C-O Commercial Office Building, Hotel and Multiple-Family Dwelling District to C-O-Rosslyn Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling District, located at 1901 and 1911 Fort Myer Drive and portions of 20th Street North, North Moore Street, 19th Street North and Fort Myer Drive, approximately 2.20 acres; RPC# 16-020-001, -002, -006.
- B. **Ordinance to Vacate:** 1) an Easement for Public Street and Utility Purposes, running along the western boundary of Lot 4, along the southern boundaries of Lots 4 and 9, and along the eastern boundaries of Lots, 9, 8, and 7, Block 5, Rosslyn (RPC# 16-020-001 and RPC# 16-020-006); 2) an Easement for Public Street and Utilities Purposes, running along the eastern boundaries of Lots, 3, 2, and 1 and along the western boundary of Lot 6, Block 5, Rosslyn (RPC# 16-020-002); 3) a portion of 20th Street North abutting the northern boundaries of Lots 6, 5, and 1, Block 5, Rosslyn (RPC# 16-020-002); 4) a portion of Ft. Myer Drive abutting the western boundaries of Lots 6 and 4, Block 5, Rosslyn (RPC# 16-020-002 and RPC# 16-020-001); 5) a portion of 19th Street North abutting the southern boundaries of Lots 4 and 9, Block 5, Rosslyn (RPC# 16-020-001 and RPC# 16-020-006); and 6) a portion of North Moore Street abutting the western boundaries of Lots 9, 8, 7, 3, 2 and 1, Block 5, Rosslyn (RPC# 16-020-001, RPC# 16-020-002 and RPC# 16-020-006), with conditions.
- C. **SP#419** JBG/Rosslyn Gateway North, L.L.C. for a phased development site plan for the construction of a 498,744 sq. ft. commercial building with 490,056 sq. ft. of office space and 8,688 sq. ft. of ground floor retail, a 316,616 sq. ft. building with 172,663 sq. ft. of residential use, 133,952 sq. ft. of hotel use and 10,001 sq. ft. of retail space, and a 143,910 sq. ft. building consisting of 136,223 sq. ft. of residential use and 7,687 sq. ft. of retail space in the C-O-Rosslyn zoning district. Property is approximately 95,927

PC# 47.A-D.

sq. ft., located at 1901 and 1911 Fort Myer Drive and portions of 20th Street North, North Moore Street, 19th Street North and Fort Myer Drive, and is identified as RPC# 16-020-001, 16-020-002, and 16-020-006. The proposed density is 10.0 FAR. Modifications of zoning ordinance requirements include: density exclusions for mechanical spaces, parking, and other modifications as necessary to achieve the proposed development plan. **(Rosslyn Gateway)**

- D. SP#419** JBG/Rosslyn Gateway North, L.L.C. for a final site plan for the construction of a 498,744 square foot commercial building with 490,056 sq. ft. of office space and 8,688 sq. ft. of ground floor retail, a 316,616 sq. ft. building with 172,663 sq. ft. of residential use, 133,952 sq. ft. of hotel use and 10,001 sq. ft. of retail space, and a 134,511 sq. ft. office building in the C-O-Rosslyn zoning district under ACZO §§25B.E and 36.H. Property is approximately 95,927 sq. ft.; located at 1901 and 1911 Fort Myer Drive and portions of 20th Street North, North Moore Street, 19th Street North and Fort Myer Drive, and is identified as RPC: 16-020-001, 16-020-002, and 16-020-006. The proposed density is 9.9 FAR. Modifications of zoning ordinance requirements include: density exclusions for mechanical spaces, parking, and other modifications as necessary to achieve the development plan. **(Rosslyn Gateway)**

RECOMMENDATIONS:

- A. Adopt the resolution to approve the rezoning request from “S-3A” Special Districts and “C-O” Commercial Office Building, Hotel and Multiple-Family Dwelling Districts to the “C-O-Rosslyn” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts, as shown on the map attached to the staff report, for the Rosslyn Gateway property, with the following modification:**
- 1. Ask the County Manager to explore ways to retain some of the value in the vacations or other areas that the applicant has asked the County to make available to it so that that value is realized concurrent with approval of the site plan for phase 2 of the PDSP.**
- B. The Planning Commission has determined that the proposed vacations of easements for public street and utilities purposes, and rights-of-way, in 3.B.1. and 3.B.2. of the staff report, are substantially in accord with the adopted Comprehensive Plan or applicable part thereof.**
- C. Adopt the ordinance to approve Phased Development Site Plan (PDSP) #419 for development of Rosslyn Gateway consisting of up to 959,270 square feet of floor area comprised of a 498,744 square foot office building with ground floor retail space, a 316,616 square foot**

residential/hotel building with retail uses, and a 143,910 square foot residential with ground floor retail space with modifications of zoning ordinance regulations for density exclusions for mechanical spaces, parking, and other modifications as necessary to achieve the proposed development, subject to Conditions # 1 – 24, with the following modifications:

- 1. Amend PDSP Condition #24 to require the developer to clarify that the signage illustrated in the Urban Design Manual is conceptual only.**
- 2. Incorporate the Urban Design Manual by reference into the PDSP.**

D. Adopt the ordinance to approve Site Plan #419 to permit development of the initial phase of the Rosslyn Gateway development consisting of up to 949,871 square feet of floor area comprised of a 498,744 square foot office building with ground floor retail space, a 316,616 square foot residential/hotel building with retail uses, and the retention of a 134,511 square foot office building with modifications of zoning ordinance regulations for density exclusions for mechanical spaces, parking, and other modifications as necessary to achieve the proposed development, subject to Conditions #1 – 83, which supersede approval of Site Plans #39 and 54 for the site, with the following modifications:

- 1. Amend site plan Condition #50.e.iii.3. to add paragraph “k”, which would require the applicant to *“Participate in automated real time transit information service if offered by the County. Monitors are to be provided by the applicant in the hotel lobby and office lobby. The requirement to provide such monitors in the hotel lobby shall be contingent upon agreement by the hotelier that will initially operate the hotel portion of the hotel/residential building.”***
- 2. All signs shown in the Urban Design Manual as being above 40 feet in height are considered conceptual, and any sign requests for approval shall be reviewed for compliance with the sign ordinance scheduled for adoption by the County Board at its July 2012 meeting.**

Dear County Board Members:

The Planning Commission heard these items at its July 9, 2012 meeting. Aaron Shriber, CPHD Planning, described the requests associated with the Phased Development Site Plan (PDSP) and Site Plan #419, including the rezoning and ordinances to vacate public easements and rights-of-way. He described the ways in which staff believes the proposed site plan meets the goals envisioned in the

Rosslyn Station Area Plan Addendum, the “Rosslyn Coordinated Redevelopment District”, and the “C-O-Rosslyn” zoning district. Mr. Shriber addressed key details related to building design, site design and site access, streetscape improvements, parking types, and construction phasing. He also described the public review process. Finally, he provided a general outline of the community benefits package, to include off-site transportation improvements, Gateway Park improvements, affordable housing initiatives, and public art. Also present were Robert Gibson of DES Planning, and Linda Collier and Lynne Porfiri of DES Real Estate Bureau.

The development team for the applicant, The JBG Companies, was present, including Kathleen Webb and Andy VanHorn, JBG; John Milliken, attorney (Venable LLP); Doug Hocking, architect (Kohn Pedersen Fox Associates); John Lutostanski, engineer (Bowman Consulting); and Michael Workosky, traffic consultant (Wells & Associates). Mr. Milliken described the proposal, how the applicant believes it meets the goals of the Rosslyn Station Area Plan Addendum, and the benefits that are proposed to be provided with the proposal. Mr. Hocking presented the urban design principles that establish the framework for the proposal, as well as the various details of the building architecture, public art, streetscape, site design and access, and LEED certification levels.

Public Speakers

Vance Hedderel, representing the Georgetown Vista Condominium Association, stated that the proposed development directly impacts the owners and residents of the condominium and will result in an increase in traffic, the loss of three pedestrian bridges which will make it unsafe for pedestrians to cross various streets in Rosslyn including Lee Highway to Gateway Park, and the vacation of a significant amount of public property to the benefit of the proposed development without details of the associated valuation.

Jim Hurysz, a resident of Fairlington, suggested that the proposed requests be denied because the project provides no affordable housing or additional open space, and results in increased traffic.

Planning Commission Reports

Chair Sockwell asked Mr. Gibson to report on the Transportation Commission’s action. Mr. Gibson reported that the Commission voted unanimously to support the proposed requests, with modifications to Condition #6 to add the Radnor/Ft. Myer Heights Civic Association (RAFOM) to the list of community notifications and to Condition #11 to review the language relating to construction lighting. Mr. Gibson noted that the Commission focused on the bike and pedestrian circulation networks, including clear pedestrian zones, locations of transformers, and pinch points on 19th Street adjacent to the building entries.

Commissioner Kumm reported that the Urban Forestry Commission was very pleased with proposed development, which results in almost doubling the number of street trees on the site.

Commissioner Harner reported that there were seven meetings of the Site Plan Review Committee (SPRC) on the proposal. He noted that the Rosslyn Multimodal Transportation Study and the previous Rosslyn height study (*Resolution Governing Building Heights in Rosslyn*) were very informative in the review of proposal. Commissioner Harner suggested that the Commission’s

discussion start with the proposed PDSP and move on to the proposed site plan, vacations, and rezoning. He referred to the discussion topics identified in his SPRC report and asked if Commissioners had additional topics for discussion. Commissioner Kumm requested to discuss the paving materials for the public sidewalks. Commissioner Savela requested that there be a catch-all category for additional topics that might be identified during the discussion.

Planning Commission Discussion

Commissioner Cole asked for clarification about a statement in the staff report with regard to the community benefits package (page 31 of the draft staff report: “*In addition, certain aspects of the development proposal that are of benefit to the community will be credited towards the overall community benefits package.*”). Mr. Shriber responded that the community benefits package would require the developer to make significant financial contributions to four specific areas, including affordable housing, Gateway Park, off-site transportation improvements, and the Corridor of Light program. Community benefit packages typically include credits associated with other improvements, and in this case there would be a credit associated with the commitment for a LEED Platinum office building and LEED Silver residential/hotel building, since additional bonus density is not permitted under “C-O-Rosslyn”. Credit could also potentially be given for the teardown of the existing tenanted office building and, while these credits are not typically significant, the County Manager would make the final determination on the total community benefits package.

Commissioner Cole inquired about the timing of master planning Gateway Park. Mr. Shriber responded that planning would begin after the Rosslyn Station Area Plan Addendum update is completed, which will influence the master planning of Gateway Park and provide guidance on its future use.

PDSP

Land use

Is the proposed land use mix appropriate to the County goal of creating a living and vibrant community in Rosslyn?

Commissioner Savela inquired about the calculation for site coverage, at Phase 1 and at Phase 2. She also expressed concern about the appropriateness of the retail (18,000+ sf) in the approximately 950,000 square foot development and asked about the amount of retail in other developments of this size in Rosslyn. Mr. Shriber responded that Waterview is comparable, having over 941,000 square feet of development with 7,500 square feet of retail. Rosslyn Central Place, which comprises over 1 million square feet of development, has approximately 44,000 square feet of retail. Commissioner Savela asked if staff has evaluated other high density areas to determine the appropriate level of retail needed to support areas with densities as high as 10 FAR. Mr. Shriber responded that staff analyzed the viability of retail at the pedestrian scale and considered the ground floor spaces fronting public streets. Their focus was to ensure that the buildings’ ground floors engage the street and enhance the pedestrian environment through activity and appropriate sidewalk widths. He stated that staff believes the proposed retail is appropriate relative to the amount of existing or planned retail on adjacent streets and that retail in Rosslyn had struggled. Commissioner Savela responded that she believes the proposed retail is insufficient and that past retail failures were in part due to the lack of a

critical mass of retail. She urged that a retail-friendly environment be created and asked if staff had considered second-floor retail, similar to what is provided in Washington, D.C. on Connecticut Avenue. Mr. Shriber responded in agreement with Commissioner Savela that a critical mass is needed to support retail. He noted that second floor mezzanine space is included in the hotel, which includes a wine bar and other services and amenities that could be classified as retail, such as a conference center and spa.

Commissioner Savela inquired about staff's evaluation of the proposed open space, as site plans of this size typically have appropriate at-grade amenities. She noted that the proposed development provides minimum sidewalk widths and no long term (post Phase One) open space. Mr. Shriber responded that the proposed open space areas are located primarily on the rooftop terraces, and that one is publicly accessible from the retail located in the hotel. He also noted that there is sufficient space in the sidewalks for outdoor cafes.

Commissioner Kumm commented that the projected land use mix for the entire Rosslyn area should be determined in order to evaluate pedestrian activity and retail need. The Rosslyn plan update will focus on the appropriate use mix. One of goals will be to increase night-time activity and the proposed development will achieve that.

Commissioner Malis stated that the "C-O-Rosslyn" district requires 20% landscaped open space and asked if the proposal achieves the requirement, to which Mr. Shriber responded yes. The calculation includes all planted areas, including the accessible landscaped rooftop terraces and the interim Phase 1 plaza totaling approximately 4,000 square feet. With Phase 2, and the loss of the interim plaza, the calculation continues to meet the 20% landscape requirement.

Commissioner Cole commented that the use mix in the proposed development contributes to a better balance in Rosslyn relative to office and hotel uses; however, PDSP Condition #6 provides an opportunity for the developer to modify the use mix provided that an analysis of the impacts be reviewed by the Zoning Administrator. He asked why this condition was included. Mr. Shriber responded that this is typical of approved PDSPs, and similar language was approved for the Pentagon Center and Potomac Yard PDSPs.

Commissioner Iacomini asked if the green walls were included in the 20% calculation of landscaped area. Mr. Shriber responded no, but that the amount of landscaped open space will be provided in the staff report to the County Board.

Urban Design

1. Does the urban design of the project adequately address County goals for tapering and view corridors in Rosslyn.

In response to concerns raised by one of the speakers about views being blocked, Commissioner Fallon asked if studies were undertaken relative to this issue. Mr. Shriber responded that these concerns had previously been raised by residents of Turnberry Tower as well as the Georgetown Vista Condominiums, and the issues are that the proposed buildings are taller than existing buildings and they are sited closer to the street because of the elimination of the loop road. However, the proposed massing is consistent with the goals of the Rosslyn sector plan and the

“C-O-Rosslyn” district, and having taller buildings located closer to the street will engage the streetscape.

Commissioner Kumm stated that she supports the proposed massing and building taper. The views to Key Bridge will be magnificent.

2. Are the massing, height and tapering of the PDSP adequately defined and specified?

Mr. Shriber noted that height and massing are addressed on pages 18 and 25 of the Urban Design Manual and sheet C-5 of the PDSP plans. PDSP Condition #7 establishes the maximum building heights.

Commissioner Savela commented that she understands the goal of creating a building wall to address the sidewalk, but expressed concern for a 300-foot tall building wall (Phase 1) located directly adjacent to the sidewalk. While she likes the building architecture and height, she noted that there may be insufficient sculpting and tapering for these very tall buildings and worries that this phenomenon may be repeated in future site plans, making the pedestrian experience oppressive..

Commissioner Monfort stated that when constructed, they expect all three phases of the development to be consistent with the proposal before them. While Condition #7 would allow maximum building heights of 300 feet for office, 285 feet for residential/hotel, and 247 feet for residential, they expect the Phase 3 building to be compliant with a height no greater than 247 feet. Mr. Shriber responded that an amendment to the PDSP to amend Condition #7 would be required for a taller building. Furthermore, a taller building would require additional density.

Commissioner Cole associated himself with Commissioner Monfort’s comments. He noted that during the SPRC reviews he asked the developer if they would be willing to agree to a condition confirming the massing of the Phase 3 building, to which they responded yes. He applauded the building architecture, as they have appropriate tapers, sculpted roofs, differing heights, and terraces on different levels.

3. Is the block structure in alignment with County goals and policies, specifically with respect to creation of the internal loading and parking access street?

Commissioner Harner stated that the SPRC discussed issues related to superblocks.

Commissioner Klein noted that the proposed design, with the internal street, is very successful. It results in saving as much of the perimeter for retail as possible.

Open Space

Do the proposed sidewalk widths, addition of street trees, and access to and possible use of community benefit funds for redevelopment of Gateway Park, comprise an acceptable approach to project open space?

Commissioner Kumm applauded the developer and staff. She agreed that the 20% landscaped open space requirement should include the landscaped rooftop terraces and reminded the Commission that the proposed development is directly across Lee Highway from Gateway Park. Commissioner

Kumm expressed concern for the proposed sidewalk paving material, which will comply with the County's standard of poured in place concrete. She believes this is a low level paving material that does not compliment the project's high quality architecture, and indicated that the developer is not opposed to upgrading the paving materials. While she acknowledges the County standard, she believes a higher grade non-slip unit paver that compliments the project should be supported.

Commissioner Cole commented that the project's Lee Highway frontage falls short of his expectations for the public realm, as the sidewalk's pedestrian clear zone is located beneath the building canopy. He also noted that there is inadequate on-street parking on several of the project frontages. He further stated that considerations of the public realm should be addressed first and foremost with site plan projects, especially when it involves county land that is being vacated for the benefit of the applicant.

Commissioner Fallon inquired about the timing of the 4,000 square foot interim plaza and redevelopment of that phase. Mr. Hocking responded that the existing building has 10 years remaining on its lease. Commissioner Fallon asked if it will compete with Gateway Park. Mr. Shriber responded that it will not compete with Gateway Park, but rather provide opportunities for informal gatherings. Commissioner Fallon thought that it could serve as an extension of Gateway Park.

Commissioner Klein commented on errors with the tree preservation plan in the final site plan document. Mr. Shriber responded that the errors can be resolved with the post 4.1 submission.

Commissioner Iacomini expressed concern that community benefit funds earmarked for Gateway Park will be used for master planning purposes rather than actual improvements and questioned whether this is an acceptable approach for open space community benefits. Mr. Shriber stated that improvements to Gateway Park represent an approximately \$20 million dollar investment, and the proposed project's contribution would be significant. The master planning for Gateway Park, which will not begin until after completion of the Rosslyn sector plan update, will require some years to complete. During that time, there will be other redevelopment projects in Rosslyn and therefore additional community benefit funding will be available. Commissioner Iacomini followed that Gateway Park, for all intent and purposes, fulfills the project's open space needs. She expressed concern that the community benefit funding will be used for planning and not actual park improvements. Mr. Shriber responded that he will raise this concern with the County Manager.

Commissioner Savela stated that the general issue of sidewalk paving material has been discussed and reviewed with the Pedestrian Advisory Committee, Disability Advisory Commission, and through the development of the Master Transportation Plan resulting in the County policy now in place. She is opposed to making any changes to the requirements on the fly and recommended that this concern be taken off the table. Commissioner Savela further expressed concern that 18 foot wide sidewalks were deemed acceptable for the proposed development under the draft Rosslyn Multimodal Transportation Study. She asked staff to review the sidewalk widths around the site and identify the potential for sidewalk cafes. Mr. Gibson walked the Commission around the site, describing the sidewalk widths, potential opportunities for café seating, and clear pedestrian sidewalk areas. Commissioner Savela noted that other C-O Rosslyn projects have been approved with 18 foot sidewalks on the basis of the draft Multimodal Transportation Study, but she doubts this

provides sufficient width for a high density neighborhood and is concerned that the Multimodal Transportation Study has never been officially reviewed and endorsed by the commissions and County Board.

Transportation

Commissioner Malis inquired about the future bike network, to which Mr. Gibson responded that plans for the street cross-sections are based on the future redevelopment patterns and will be determined at final engineering review. Commissioner Malis referred to the letter from the Rosslyn BID which opposed the bike lane on eastbound Lee Highway. Mr. Gibson responded that the process is flexible and does not preclude changes in future decisions regarding location of bike lanes.

Phasing

Commissioner Savela expressed concern that with a fully functioning and fully leased existing office building, the developer will have no incentive to move forward with the Phase 2 residential/hotel building. She asked if there was any leverage included in the proposed conditions to incentivize the developer to build Phase Two. Mr. Shriber responded that the additional density approved under the PDSP and site plan provides sufficient incentive to move forward. Commissioner Savela noted that all of the density up to the full 10.0 FAR, except for 10,000 sf, was granted in Phase One, leaving the developer with no additional incentive to demolish a functioning and occupied office building to replace it with a similarly-sized residential building. In the Crystal City sector plan process, both property owners and staff emphasized that the property owners must be granted much more density to induce them to tear down functioning Class B and Class C office space, even with the inducement of BRAC relocations. JBG is a for-profit company; what is the business case for investing capital here rather than elsewhere to tear down a functioning office building? Commissioner Savela asked if staff would be willing to require a condition to hold off on Certificate of Occupancy for one or more upper floors of Phase 1, until redevelopment of Phase 2 begins. Mr. Gibson responded that there are approved, unbuilt projects in the County with similar challenges, such as the Pentagon Center PDSP and Site Plan. It is dependent upon the market.

Site Plan

Commissioner Malis asked if the buildings are required to be compatible with the County's district energy plan, to which Mr. Shriber responded no, as the district energy plan has not been adopted by the County Board, but district energy could be considered in the community benefits package.. No site plans have been approved with district energy plan requirements; however, a PDSP condition could be recommended to require that the buildings to be district energy ready or compatible.

Urban design, architecture and transportation

Commissioner Iacomini inquired about whether the art wall is considered public art, to which Mr. Shriber responded no, it is a part of the building architecture. Commissioner Iacomini noted that some elements in the Urban Design Guidelines seem to be more site plan specific than general guidelines, such as the requirements for building exterior lighting outlined on pages 38 – 40. Mr. Shriber responded that the Guidelines provide true guidance for the site plan, and will be adopted as an element of the approved PDSP.

Vacation Requests

Mr. Shriber described the public easement and r-o-w vacation requests. Although elimination of loop road is not addressed in the Master Transportation Plan, the Rosslyn Multimodal Transportation Study does recommend its removal. The proposed vacations are supported by adopted plans and policies. Values totaling approximately \$7 ½ million are associated with the proposed vacations.

Commissioner Malis asked Mr. Shriber to explain how the proposed vacations relate to the project's construction phases. Mr. Shriber explained that the site is well-suited for the phased construction approach. All of the vacations would occur during Phase 1, as part of the first site plan under the PDSP.

Commissioner Savela inquired about the impact of eliminating the loop road with Phase 1. Mr. Shriber explained that an area of the road would remain until the Phase 3 building is constructed, though it will be improved with a plaza area as an interim condition with the final site plan. That portion of the loop road would continue to serve that particular existing building until it is redeveloped.

Other Discussion Topics

Commissioner Fallon stated that the community benefits package should not include credits for taking down the skywalks. The total benefit package of approximately \$30 million should fund actual improvement projects and should not be lessened by granting credit towards activities that will have to occur anyway with redevelopment.

Commissioner Ciotti stated that including rooftop terraces in the required landscaped open space calculation does not seem right and could be unprecedented. They are not at grade or a part of the public realm. Mr. Shriber responded that it meets the intent of the "C-O-Rosslyn" district for landscaped areas, as the district references back to Section 32A of the Zoning Ordinance, landscaping standards, which addresses planting requirements rather than open space requirements, such as provision of pocket parks, etc. Mr. Shriber agreed to report back on how other "C-O-Rosslyn" projects have addressed this issue.

Commissioner Monfort asked if there are requirements that the public must be able to access the space or is it required to meet the standards for green roofs. Mr. Shriber agreed to review how other "C-O-Rosslyn" projects have addressed this requirement.

After some discussion by the Commission, Chair Sockwell agreed to continue further discussion of the proposed requests at the recessed meeting of July 11, 2012. Commission members requested that staff provide additional information regarding a number of items, including: clarification of lot coverage in Phases 1 and 2, and at full build out; provision of exhibits verifying the calculation of the landscaped open space; the County's standard for sidewalk paving and the streetscape approved for the 1812 N. Moore and Central Place site plans; explanation of how the community benefits package will be implemented per project phase; provision of a condition providing an incentive, such as withholding Certificates of Occupancy for either of the final site plan buildings until the final

phase is approved, to encourage the developer to proceed with the final phase of the PDSP; and the proposed LEED and energy efficiency commitments. The attached memo prepared by Mr. Shriber provides responses to these items.

At the recessed meeting of July 11, 2012, Chair Sockwell reconvened discussion of the proposed vacations, rezoning, PDSP #419, and site plan #419. Commissioner Iacomini thanked Mr. Shriber for preparing the memo in response to the follow-up discussion items outlined on July 9, 2012, and especially with regard to the landscaped open space requirement. She stated that she better understands the definitions and precedents that staff is using, which will better inform needed discussions relative to the Rosslyn plan update

Commissioner Harner inquired about the additional information requested regarding sidewalk widths on the adjacent Central Place and 1812 N. Moore site plans. Mr. Shriber identified the approved minimum sidewalk widths for these projects. For 1812 N. Moore the minimum sidewalks widths are 13.9' on North Moore Street, 11.3' on 19th Street North, and 12' on Ft. Myer Drive. For Central Place the minimum sidewalk widths are 15' on N. Moore, 15' 10" on N. Lynn Street, 17' 8" on 19th Street North, and 17' 8" on Wilson Boulevard. Commissioner Malis inquired about the range of widths, indicating greatest width. Mr. Lutostanski responded that the greatest widths are 17' 8", with pinch points at the building columns. Commissioner Savela agreed that the greatest width on North Moore Street is 17' 8", with pinchpoints.

Planning Commission Motion

Phased Development Site Plan (PDSP) #419

Commissioner Harner moved that the Planning Commission recommend that the County Board adopt the ordinance to approve Phased Development Site Plan (PDSP) #419 for development of Rosslyn Gateway consisting of up to 959,270 square feet of floor area comprised of a 498,744 square foot office building with ground floor retail space, a 316,616 square foot residential/hotel building with retail uses, and a 143,910 square foot residential with ground floor retail space with modifications of zoning ordinance regulations for density exclusions for mechanical spaces, parking, and other modifications as necessary to achieve the proposed development, subject to Conditions # 1 – 24. Commissioner Kumm seconded the motion.

Commissioner Iacomini asked for unanimous consent to amend the motion to amend PDSP Condition #24 to require the developer to clarify that the signage illustrated in the Urban Design Manual is conceptual only. There was no objection, so the amendment was incorporated into the main motion.

Commissioner Savela asked for unanimous consent to amend the motion to incorporate the Urban Design Manual by reference into the PDSP. There was no objection, so the amendment was incorporated into the main motion.

Commissioner Kumm asked for unanimous consent to amend the motion to recommend the Urban Design Manual include language to allow an optional sidewalk paving that may be different from the County standard, as the intent is to have other options with final site plans other than the standard

poured in place concrete. There was an objection. Commissioner Kumm moved to amend the motion that PDSP Condition #24 be amended to provide an alternative sidewalk paving in the Urban Design Manual. Commissioner Serie seconded the motion.

Commissioner Malis asked Commissioner Kumm to clarify her concern regarding the County sidewalk standard for poured in place concrete. Commissioner Kumm indicated that the developer is interested in using a higher quality paving material. Given that the timing of the proposal is ahead of the Rosslyn sector plan update, and discussion on streetscape has not begun, the amended condition will provide staff the option to pursue an alternative paving treatment. Recognizing that paving treatments in the Rosslyn area will be varied, Commissioner Kumm contacted the Rosslyn BID who informed her that 20 – 25% of sidewalks have poured in place concrete leaving 75% that could potentially have a higher quality material, and with Central Place there may be an opportunity to use the higher quality material. Her goal is to improve the public realm and keep the options open to achieve that.

Commissioner Monfort supported reexamining the County standards, but expressed concern for sites having varied sidewalk paving materials resulting in a mishmash of treatments. It is important to tie the sector area together. He would support an amendment to the motion that calls for County review of the current standards.

Commissioner Fallon asked if the streetscape treatment is targeted for further review with the Rosslyn plan update. Mr. Shriber responded that the streetscape environment will be examined at that time, which is the appropriate timing for consideration of a new standard. He recommended against deviating from current County standards at this time, and noted that the poured in place concrete treatment could be enhanced with an alternate paver banding. Commissioner Fallon followed inquiring about the potential to administratively change the paving treatment, to which Mr. Shriber responded yes if the Rosslyn plan update is completed prior to approval of the project's final landscape plan.

Commissioner Kumm stated her intent is to not specify the paving material, but rather leave the option open for County review. While she appreciates the concerns for a resultant mishmash treatment of diverse paving materials, the developer also owns Central Place and could lead the effort to achieve higher quality paving materials.

Commissioner Cole stated that he does not see this as an issue specific to Rosslyn, but a corridor-wide problem from Rosslyn to Ballston and along Route 1. The County standards should be revisited in the broader context. While he is sympathetic to Commissioner Kumm's points and also supports enhancing the public realm, he is torn because the County does not already have an alternative standard. Commissioner Cole stated that he wants to feel confident that the alternative treatments is the right way to and suggest that if the developer is interested in doing this, that they craft the engineering and design standards for inclusion in the conditions.

Commissioner Monfort responded that the PDSP conditions already allow the option for an alternative treatment consistent with the updated sector plan, and does not agree that amended condition language is needed. This issue requires a higher level County-wide discussion.

Commissioner Savela inquired about the developer's understanding of the condition requirements in this and the Central Place site plans that would permit them to modify, with County approval, the paving material upon pending the outcome of the sector plan update which include streetscape. Mr. Milliken responded that the condition allows an alternative treatment through the administrative change process if the County changes its standards. If the County does not change its standards, then the developer would not be able to pursue an alternative treatment. He noted that the developer is neutral on this matter, and if the County decides to develop a new standard then will comply with it.

The motion to amend the motion, to amend PDSP Condition #24 to provide an alternative sidewalk paving in the Urban Design Manual, failed by a vote of 3-6-2. Commissioners Harner, Kumm and Serie supported the motion. Commissioners Cole, Iacomini, Malis, Monfort, Savela, and Sockwell opposed the motion. Commissioners Ciotti and Fallon abstained.

The Commission voted 9-2 to support the motion. Commissioners Ciotti, Cole, Harner, Iacomini, Kumm, Malis, Monfort, Serie and Sockwell supported the motion. Commissioners Fallon and Savela opposed the motion.

Site Plan #419

Commissioner Harner moved that the Planning Commission recommend that the County Board adopt the ordinance to approve Site Plan #419 to permit development of the initial phase of the Rosslyn Gateway development consisting of up to 949,871 square feet of floor area comprised of a 498,744 square foot office building with ground floor retail space, a 316,616 square foot residential/hotel building with retail uses, and the retention of a 134,511 square foot office building with modifications of zoning ordinance regulations for density exclusions for mechanical spaces, parking, and other modifications as necessary to achieve the proposed development, subject to Conditions #1 – 83, which supersede approval of Site Plans #39 and 54 for the site. Commissioner Iacomini seconded the motion.

Commissioner Cole noted that he would like to make a motion regarding the use of public lands but unsure where it would fit. After some discussion of a potential motion, Commissioner Cole moved that the Planning Commission seek guidance from the County Board that, except in cases where there is compelling justification to the contrary, site plan applications should not be accepted for Planning Commission review unless they comply with County Board adopted planning policies, including those related to complete streets and open spaces in the Master Transportation Plan, and the Public Spaces Master Plan, respectively, and relevant sector and area plans and other planning documents. He further moved that the Planning Commission seek guidance with respect to the same issues specifically as they relate to site plan applications that propose the vacation of county land and the sale of the vacated land to the site plan applicant. Commissioner Serie seconded the motion.

Commissioner Fallon asked if the intent of the motion is to suggest that the proposal was not consistent with the County's comprehensive plan. Commissioner Cole responded that the issue is whether or not a submission is consistent with County policies, and in this case the submission was not. Through the public review process, the SPRC worked hard to resolve issues relative to the Lee

Highway frontage, parking, streetscape, etc. Commissioner Cole questioned whether applications should be accepted when in violation of County policies.

Commissioner Harner sought clarification of Commissioner Cole's motion. He noted that one of the purposes of the site plan process is to evaluate proposals and advise the County Board whether modifications to County policies are appropriate. Commissioner Cole stated that if the proposal is not consistent with County policy then it should present compelling reasons why it should be accepted, noting that time should not be spent by the commission members to get site plans back to compliance with policies if there are not compelling reasons to justify their noncompliance. In the proposed site plan, the applicant requested that public land be vacated. Nonetheless, the site plan application did not meet county standards in many regards. Eventually, after several SPRC meetings, the applicant was asked to move the building walls to meet the streetscape requirements. The review should start from the perspective that applications should meet policy requirements, or at least provide sufficient justification as to why they do not.

While she understands Commissioner Cole's frustration, Commissioner Ciotti stated that she would not support the motion because she is not convinced that this is the place for it. If Commissioner Cole opposed the proposed vacation requests, then he should state the reasons for his opposition. Commissioner Ciotti suggested that a County Board work session would be a better avenue for this discussion.

Commissioner Fallon commented that while he is sympathetic to Commissioner Cole's concerns, he does not support the motion. He stated that the Administrative Regulations 4.1 establishes the standards for acceptance of site plans, and the County Manager makes a determination for acceptance. Part of the role of the Planning Commission is to ensure that the public review process is being followed.

Commissioner Malis stated that Commissioner Cole raised an interesting point, and perhaps the real issue is that staff does not identify all the instances where the site plan applications are inconsistent with County policy. Therefore the responsibility is placed on the citizens in the SPRC process to identify when proposals are noncompliant with adopted County policy and to fight for already established County policy.

Commissioner Savela stated that legally staff cannot decide to not accept a final site plan application that meets all of the submission requirements under Administrative Regulation 4.1. The planner assigned to the site plan proposal is responsible for identifying requested modifications through its analysis, and forwarding those issues to the SPRC and working them through the public review process. Perhaps staff should work with the County Manager to improve the process for documenting which modifications are being sought.

Commissioner Cole suggested that applicants should be required to identify such modifications and provide in writing the reasons for deviation from existing County policy. Commissioner Monfort, Serie, Kumm and Iacomini expressed agreement.

Commissioner Savela suggested that this is an additional complication that needs further discussion, and asked if Commissioner Cole would consider having the motion voted down and raising it again during the committee reports and preparing a letter to the County Board to address the concerns.

Commissioner Cole responded that he is willing to withdraw the motion. He stated that he believes the proposal is an outstanding project and will vote to approve it, noting that the SPRC worked hard to resolve issues and facilitate changes in the project. Commissioner Serie concurred and the motion was withdrawn.

Commissioner Kumm noted that she will not pursue a motion to evaluate the sidewalk paving materials, as this should be a part of a wider County discussion.

Commissioner Iacomini asked for unanimous consent to amend the motion to amend site plan Condition #50.e.iii.3. to add paragraph “k”, which would require the applicant to *“Participate in automated real time transit information service if offered by the County. Monitors are to be provided by the applicant in the hotel lobby and office lobby. The requirement to provide such monitors in the hotel lobby shall be contingent upon agreement by the hotelier that will initially operate the hotel portion of the hotel/residential building.”* There was no objection, so the amendment was incorporated into the main motion.

Commissioner Cole moved that the Planning Commission amend the motion to indicate that all signs shown in the Urban Design Manual as being above 40 feet in height are considered conceptual, and any sign requests for approval be reviewed for compliance with the sign ordinance scheduled for adoption by the County Board at its July 2012 meeting. Commissioner Serie seconded the motion. The Planning Commission voted 11-0 to support the motion. Commissioners Ciotti, Cole, Fallon, Harner, Iacomini, Kumm, Malis, Monfort, Savela, Serie and Sockwell supported the motion.

The Commission voted 9-2 to support the amended motion. Commissioners Ciotti, Cole, Harner, Iacomini, Kumm, Malis, Monfort, Serie and Sockwell supported the amended motion. Commissioners Fallon and Savela opposed the amended motion.

Rezoning from “S-3A” and “C-O” to “C-O-Rosslyn”

Commissioner Harner moved that the Planning Commission recommend that the County Board adopt the resolution to approve the rezoning request from “S-3A” Special Districts and “C-O” Commercial Office Building, Hotel and Multiple-Family Dwelling Districts to the “C-O-Rosslyn” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts, as shown on the map attached to the staff report, for the Rosslyn Gateway property. Commissioner Ciotti seconded the motion.

Commissioner Savela noted that they have been at a disadvantage reviewing the proposal because of the lack of closure on the Rosslyn long range planning. They have been trying to start the sector plan study for some time and the Rosslyn Multimodal Transportation Study, while underway for 6 to 7 years, has not yet been to the Planning Commission. No new policies are in place from either of these efforts, although this is the third “C-O-Rosslyn” project without these essential documents. She recognizes that the proposed project advances a number of the goals of the “C-O-Rosslyn”

district. Its architecture is superior, and the proposal greatly upgrades the Rosslyn office stock and adds to the residential base. However, Commissioner Savela has reservations that cause her to not support the motion. One of the problems with the proposed rezoning and site plan is that there is no assurance that Phase 2 will be built. This proposal gives away the entire maximum density in Phase 1, and she expressed concern that the County may end up with class office space with no financial basis to incentivize the developer to redevelop the last phase. While staff has responded that it does not think it is necessary to include additional incentives or penalties to make sure the later phase is constructed, for years in Crystal City we have been told by both staff and property owners that without vastly increasing the density available to them they would never redevelop their properties. Even with the BRAC closures, Crystal City property owners noted that their finances indicated it was better for them to continue operating older office space than undertake the enormous cost of redevelopment. In the case of the proposed development, there needs to be some sense of assurance that Phase 2 will be constructed. Once the site plan and rezoning are approved, there is no more leverage, which is unacceptable. While this is a respected developer with a history of developing many high quality projects in Arlington County, the County Manager must apply objective requirements to ensure the public interest is addressed. Permitting the use of the full 10.0 FAR density while allowing a subpar office building to remain with no repercussions, is unacceptable. A much better proposal that gives us a sense of security to see its redevelopment to the end is needed. There are other concerns. The proposed sidewalk widths are inadequate. Although the two other “C-O-Rosslyn” projects included similar sidewalk widths, it continues to be a concern because they are inadequate for Rosslyn. The County Board’s work plan for the sector plan update emphasizes consideration of opportunities to increase open space and create a cohesive network of connectivity between existing parks, which has been overlooked in this proposal. The project is adjacent to Gateway Park, and there is no acknowledgement of it in the project’s design even though the applicant’s own Urban Design Manual provides examples of other developments with much more lively and expansive streetscapes. The retail is inadequate and there should have been a stronger push to increase it. This a 10.0 FAR project and there will be multiple generations of Arlingtonians that will live with this project. It is important to get it right and make sure there is sufficient leverage to see the project through to the end.

Commissioner Serie concurred with Commissioner Savela’s remarks. He believes the long term implications must be considered regardless of the high quality of the developer.

Commissioner Iacomini thanked the developer for bringing samples of their building materials to the meeting which illustrate the high quality of the building. While she appreciates the concerns raised by Commissioners Savela and Serie, she is willing to take a leap of faith that Phase 3 will be constructed. Commissioner Iacomini stated that she understands the concerns for the sidewalk treatment and the importance of Gateway Park. Green open space will be provided in other parts of Rosslyn very soon. There is a balance that needs to be achieved and she has enough assurance that the development will be built out in a timely manner. However, she believes the concerns should be flagged.

Commissioner Fallon stated that the proposal is attractive, will bring Class A office to Rosslyn, and the total financial commitment of the community benefits package is impressive. However, he is persuaded by Commissioner Savela’s concerns that the proposal reaps all the benefits in the initial phase leaving no incentive for development of the later phase. Commissioner Fallon raised several

questions: does the proposal provide adequate connectivity to the Rosslyn Metro station, Central Place, and Gateway Park; does it facilitate moving Rosslyn to a higher level. While the proposal moves Rosslyn closer to a better use mix, he expressed concerns about the business side of the proposal: there is 10 years remaining on the existing office building's lease; there are no details on the \$30 million community benefits package. Because of the proposed credits, Commissioner Fallon questioned the actual benefit to the County which would net a value less than the \$30 million. He noted that he would support a deferral to work through condition language to incentivize phase development and to tie down the details of the community benefits package. The size and scope of these concerns gave Commissioner Fallon some pause to wholeheartedly support the proposal, as this is a gateway site with significant value associated with it.

Commissioner Kumm stated that she supports the proposal, as it has superior architecture and a generous amount of street trees in the streetscape. She believes there is a market incentive to complete the project given the age of the older office buildings. Commissioner Kumm shares the concerns of other commissioners regarding the width of the sidewalks, but there is currently no County policy to support increased widths and this may be discussed later with the Rosslyn plan update. She also expressed support for the proposal because of its extraordinary community benefits, and urges that the funds be used to support primarily implementing, and not planning, improvements.

Commissioner Cole stated that the proposal is outstanding and he intends to support the motion because the proposed development supports the vision of Rosslyn and contributes to a better balance of uses in the core of Rosslyn. Being mindful of Commissioner Savela's comments, Commissioner Cole asked Chair Sockwell if he would consider on his own motion, upon completion of this agenda item, getting a sense of the Planning Commission as to whether it would like to ask the County Manager to look for alternative ways to retain some of the value not needed by the applicant, and which the developer would realize later when it completes the second phase.

Commissioner Fallon commented that he is sympathetic to the Commissioner Cole's suggestion, but it would be more appropriate for PDSP.

Commissioner Savela disagreed with Commissioner Fallon, noting that the motion before them is to rezone all of the properties, including those in Phase 2, so it would be appropriate to include this in the rezoning motion.

Commissioner Cole moved that the Planning Commission amend the motion to request that the County Manager explore ways to retain some of the value in the vacations or other areas that the applicant has asked the County to make available to it so that that value is realized concurrent with approval of the site plan for phase 2 of the PDSP. Commissioner Cole explained that the notion is for the County Manager to continue thinking about ways to create incentives for Phase 2 to be pursued after Phase 1 is approved. Commissioner Serie seconded the motion. The Planning Commission voted 9-2 to support the amended motion. Commissioners Cole, Fallon, Harner, Iacomini, Malis, Monfort, Savela, Serie and Sockwell supported the motion. Commissioners Ciotti and Kumm opposed the motion.

Commissioner Harner commented that if there had been an updated sector plan in place, the proposal would have been much further ahead. Notwithstanding that, staff and the developer worked hard to address the various urban design issues, including tapering, building height, establishment of view corridors, and provision of superior architecture. While concerns with the amount of retail, and design of streets and sidewalks remain areas of concern, better planning in Rosslyn is needed. Commissioner Harner expressed his appreciation for the efforts of all parties involved. He is very supportive of the project.

The Commission voted 9-2 to support the amended motion. Commissioners Ciotti, Cole, Harner, Iacomini, Kumm, Malis, Monfort, Serie and Sockwell supported the amended motion. Commissioners Fallon and Savela opposed the amended motion.

Vacations of easements for public street and utilities purposes and rights-of-way

Commissioner Harner moved that the Planning Commission has determined that the proposed vacations of easements for public street and utilities purposes, and rights-of-way, in 3.B.1. and 3.B.2. of the staff report are substantially in accord with the adopted Comprehensive Plan or applicable part thereof. Commissioner Fallon seconded the motion. The Commission voted 11-0 to support the motion. Commissioners Ciotti, Cole, Fallon, Harner, Iacomini, Kumm, Malis, Monfort, Savela, Serie, and Sockwell supported the motion.

Respectfully Submitted,
Arlington County Planning Commission

A handwritten signature in cursive script that reads "Stephen Sockwell".

Stephen Sockwell
Planning Commission Chair

Memorandum

To: Planning Commission Members **Date:** July 10, 2012
From: Aaron Shriber, Principal Planner
Subject: Rosslyn Gateway

The Rosslyn Gateway development proposal was heard by the Planning Commission at their July 9, 2012 meeting. Discussion of these items (vacations, rezoning, PDSP and FSP) was continued for further discussion to the July 11, 2012 meeting. Commission members requested that staff provide additional information regarding a number of items, which are addressed below:

Lot Coverage: The Zoning Ordinance does not include a maximum lot coverage provision for the “C-O-Rosslyn” zoning district. Rather, Section 25B.J.1 of the Zoning Ordinance states the following:

Bulk, coverage and placement requirements are as regulated in Section 32, or as shown above, or as approved by the County Board in a site plan approval.

As depicted in the attached Exhibits (A and B), the lot coverage proposed with the ultimate phase of the PDSP application is 74% and 64% for the FSP.

Landscaped Open Space: The “C-O-Rosslyn” zoning district requires that 20% of the total site area be provided as landscaped open space. Specifically, Section 25B.H of the Zoning Ordinance states the following:

Twenty (20) percent of total site area is required to be landscaped open space in accordance with the requirements of Section 32A, “Landscaping”. The County Board may modify landscaping requirements by site plan approval when the County Board finds that the proposed site plan accomplishes the policies and recommendations contained in the Rosslyn Station Area Plan Addendum and other plans and policies established for the area by the County Board.

The attached Exhibits (C and D) were provided by the applicant to verify that this requirement would be satisfied with both the PDSP (32%) and FSP (21%) applications. As depicted in the exhibits, the rooftop planted terrace areas are included in these calculations, which is consistent with staff’s administrative practice regarding landscape open space calculations.

Sidewalk Paving: The County’s standard sidewalk paving treatment for clear-zone walkways is poured-in-place concrete, though non-beveled edge pavers (stone or brick) are permitted as banding embellishments. This standard has been accepted by the County for accessibility and maintenance purposes, as well as for providing a consistent streetscape environment. The Rosslyn Gateway landscape plan is in compliance with this County standard. This same paving

treatment is incorporated in the 1812 N. Moore (SP #18) and the Central Place (SP #335) projects, as illustrated in the attached Exhibit E. Staff supports the applicant's proposed sidewalk paving treatment as it is compliant with the County's standard paving treatment and will be consistent with that which will be installed around the nearby 1812 N. Moore and Central Place projects. It is anticipated that the update to the Rosslyn Station Area Plan Addendum will address streetscape standards, which may evolve from the current County standard. Staff believes that streetscape standards for Rosslyn should be addressed at the neighborhood level rather than on a project by project basis, which is why staff has not requested that the applicant's landscape plan deviate from current County standards. In the event that sidewalk pavement designs do get revised with the update to the Rosslyn Station Area Plan Addendum, the FSP conditions allow for modifications to the paving treatment to be made in association with approval of the final engineering and final landscape plans.

"C-O-Rosslyn" Community Benefits: The County Manager is in the process of finalizing the community benefits proposal for the Rosslyn Gateway project. As stated in the draft report for this project dated June 30, 2012, the total amount of the community benefits package is approximately \$30 million, which will be distributed amongst the following areas: 1) affordable housing initiatives; 2) Gateway Park improvements; 3) off-site transportation improvements; and 4) public art. Final details of this community benefits package, including the timing of such payments and any applicable credits, will be detailed in the report for the County Board meeting for this project. For reference, the approved community benefits packages for the two most recent "C-O-Rosslyn" development projects (1812 N. Moore and Central Place) are attached as Exhibit F.

Incentives for Final Phase of Development: The final phase of the PDSP consists of replacing the 134,511 square foot Rosslyn Gateway North office building (the "RGN building") with a 143,910 square foot residential building containing ground-floor retail use. An amendment to the FSP will be required to allow for construction of this final building, which will be evaluated for conformance with the PDSP and the Urban Design Manual. As the RGN building is a 1960s era office building, it is anticipated that the useful life of this building will conclude in the near future, which will presumably encourage the applicant to file the requisite FSP amendment to replace this structure with a new residential building. Staff does not feel that it is necessary to include an incentive in the conditions (such as withholding COs for either of the FSP buildings until the FSP amendment is approved) to encourage the applicant to proceed with the final phase of the PDSP, as market conditions are seen as the incentive to replace this aging office structure with a new residential building. Further, staff is not in favor of conditions that would associate the completion of one building to the construction of a future building, which could potentially complicate construction financing and commencement of construction activities for the FSP phase of development.

LEED Rating: The applicant has committed to attain LEED certification levels (Condition #70) of Platinum (v. 2.0 Core & Shell) for the office building and Silver (v. 2.2 New Construction) for the residential/hotel building. In addition, the applicant has agreed to achieve energy savings of 25% and 18%, respectively for the office and residential/hotel buildings. The energy efficiency commitment for these two buildings is consistent with the County Board's recent adoption of the "Green Building Bonus Density Incentive Policy for Site Plans."



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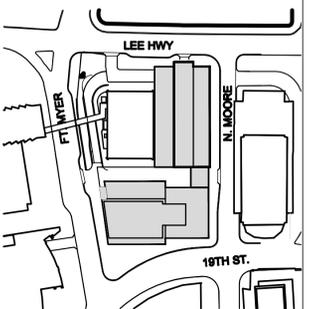
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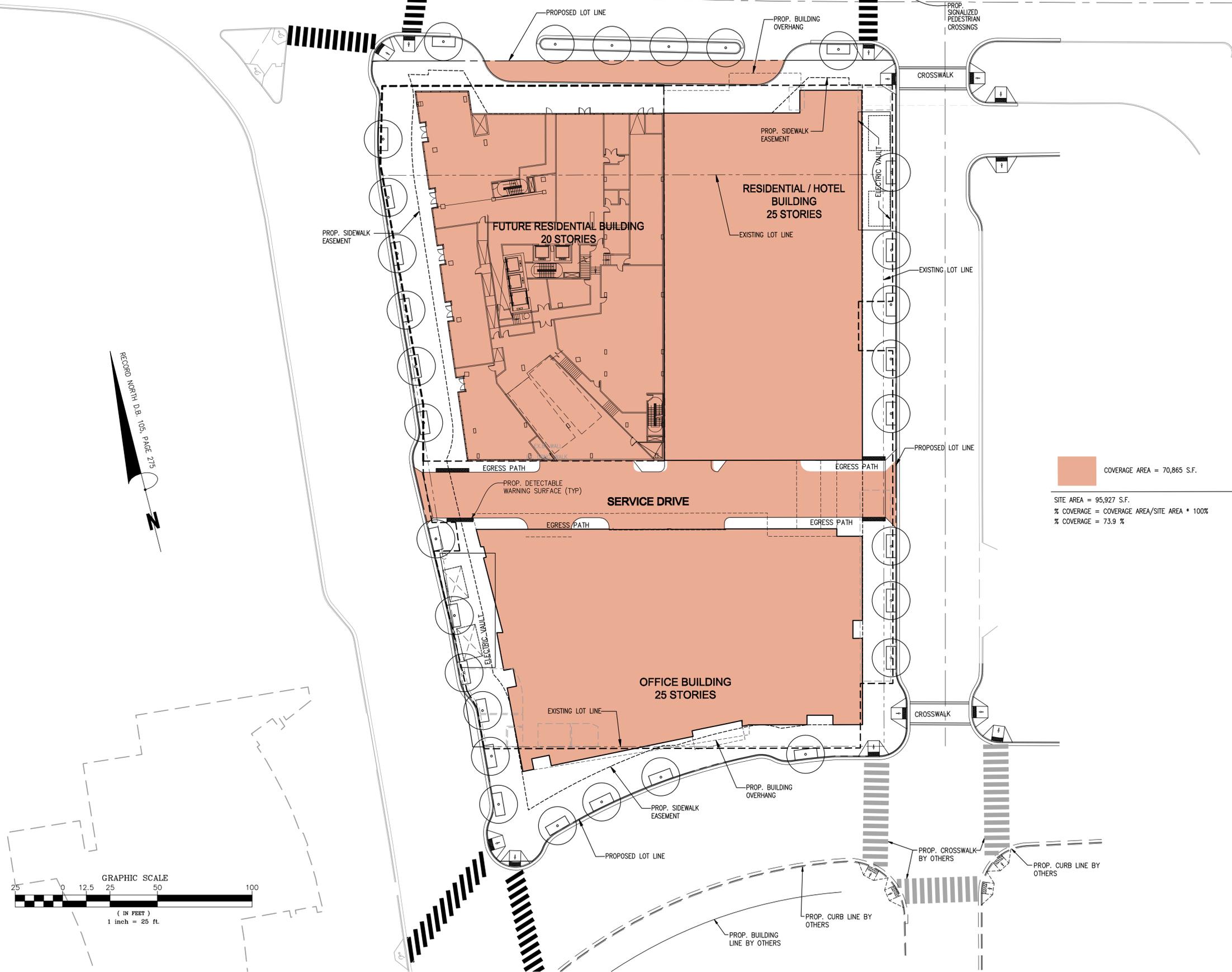
KEY PLAN
PDSP PLANS

No.	ISSUE	DATE
9	PDSP RESUBMISSION	08.18.2012
8	PDSP RESUBMISSION	08.23.2012
7	PDSP RESUBMISSION	06.11.2012
6	PDSP RESUBMISSION	01.28.2012
5	FINAL PDSP SUBMISSION	07.15.2011
4	PDSP SUBMISSION	07.05.2011
3	PDSP SUBMISSION	08.21.2011
2	PDSP SUBMISSION	08.28.2011
1	PDSP SUBMISSION	04.15.2011

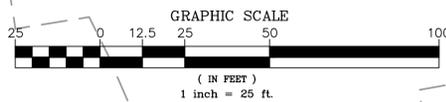
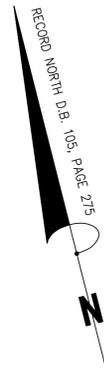
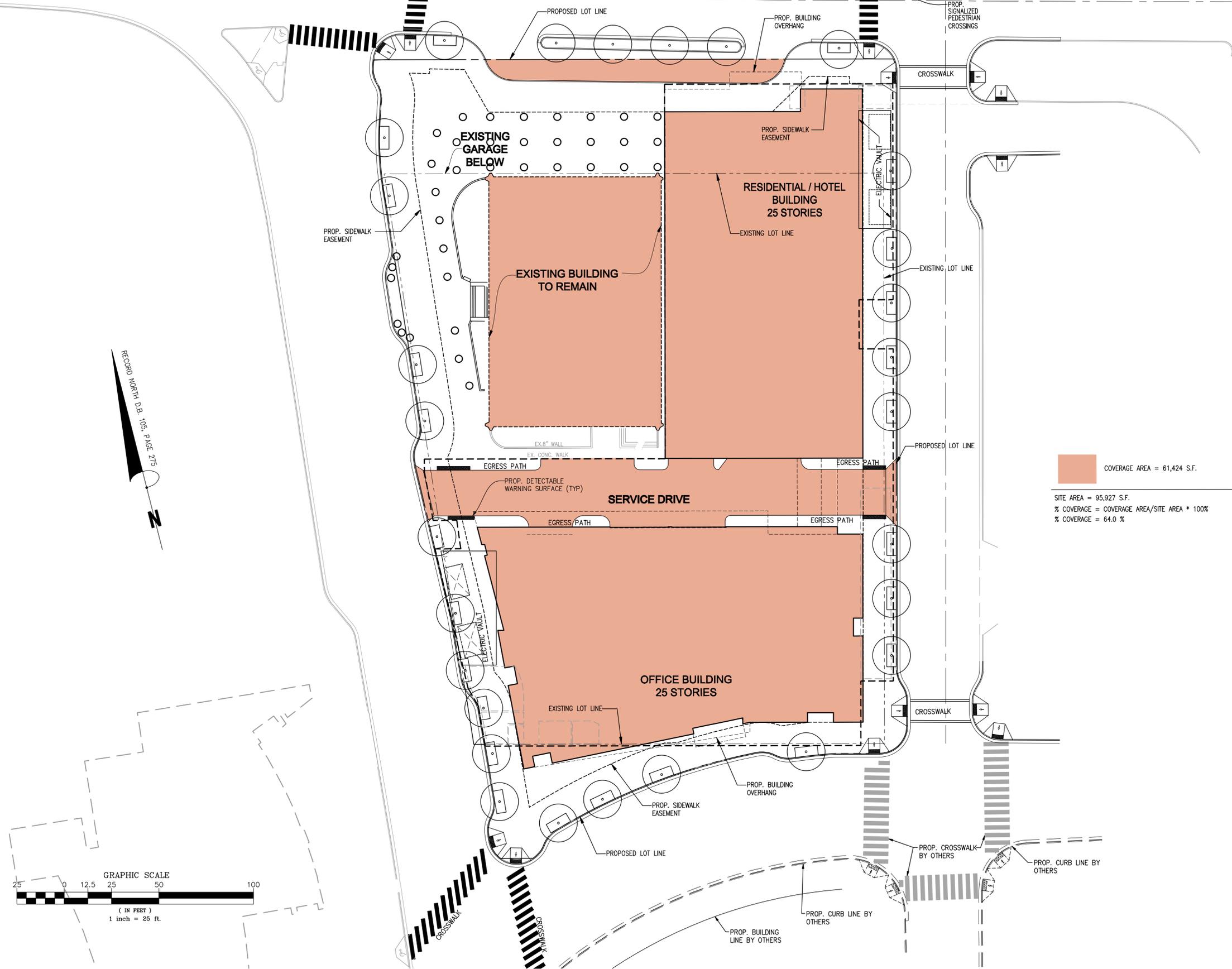
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COVERAGE EXHIBIT

DRAWING NUMBER
C1.0

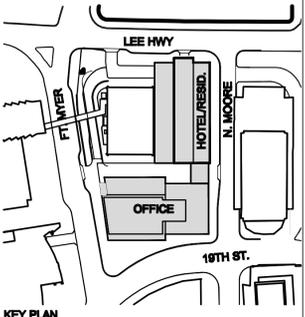


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SITE AREA = 95,927 S.F.
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COVERAGE AREA = 61,424 S.F.
 SITE AREA = 95,927 S.F.
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 % COVERAGE = 64.0 %

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KEY PLAN
4.1 PLANS

No.	ISSUE	DATE
0	4.1 PERMISSSION	08.18.2012
6	4.1 PERMISSSION	08.23.2012
7	4.1 PERMISSSION	08.11.2012
8	4.1 PERMISSSION	01.08.2013
8	FINAL 4.1 SUBMISSION	07.18.2011
4	4.1 SUBMISSION	07.05.2011
3	4.1 SUBMISSION	08.21.2011
2	4.1 SUBMISSION	08.08.2011
1	4.1 SUBMISSION	04.18.2011

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DRAWING TITLE
COVERAGE EXHIBIT

DRAWING NUMBER
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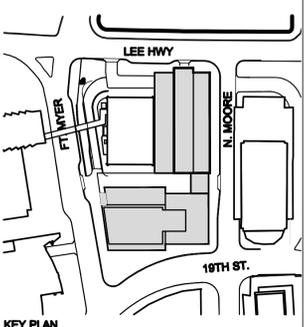
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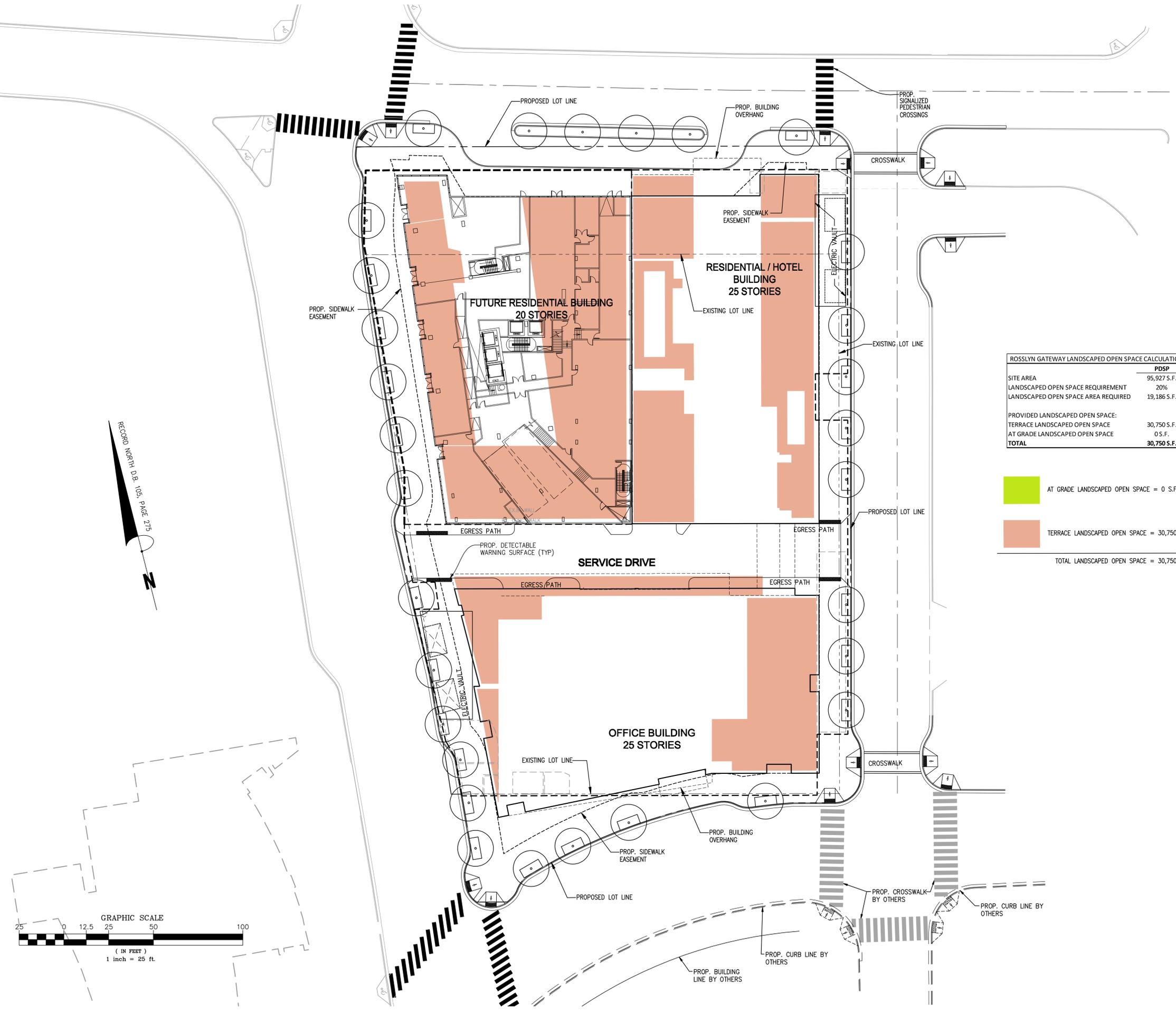
KEY PLAN
PDSP PLANS

No.	ISSUE	DATE
9	PDSP RESUBMISSION	08.18.2012
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1	PDSP SUBMISSION	04.15.2011

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SCALE: 1"=80'
DRAWING TITLE: LANDSCAPED OPEN SPACE EXHIBIT

DRAWING NUMBER: C1.0

DRAWING NUMBER: C1.0



ROSSLYN GATEWAY LANDSCAPED OPEN SPACE CALCULATION	
	PDSP
SITE AREA	95,927 S.F.
LANDSCAPED OPEN SPACE REQUIREMENT	20%
LANDSCAPED OPEN SPACE AREA REQUIRED	19,186 S.F.
PROVIDED LANDSCAPED OPEN SPACE:	
TERRACE LANDSCAPED OPEN SPACE	30,750 S.F.
AT GRADE LANDSCAPED OPEN SPACE	0 S.F.
TOTAL	30,750 S.F.

AT GRADE LANDSCAPED OPEN SPACE = 0 S.F.
TERRACE LANDSCAPED OPEN SPACE = 30,750 S.F.
TOTAL LANDSCAPED OPEN SPACE = 30,750 S.F.

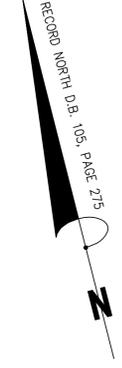
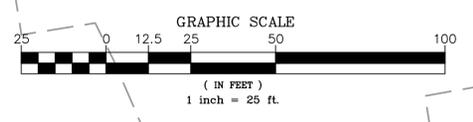


EXHIBIT D

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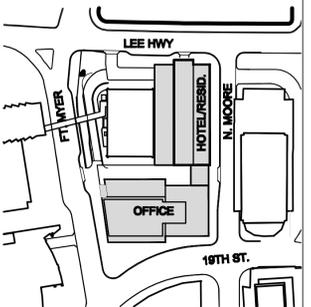
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Attorneys
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5010 Towers Crescent Dr., Suite 300
Vienna, Virginia 22182
703.760.1689



KEY PLAN
4.1 PLANS

No.	ISSUE	DATE
9	4.1 PERMISSSION	06.18.2012
8	4.1 PERMISSSION	06.23.2012
7	4.1 PERMISSSION	06.11.2012
6	4.1 PERMISSSION	01.26.2012
5	FINAL 4.1 SUBMISSION	07.18.2011
4	4.1 SUBMISSION	07.05.2011
3	4.1 SUBMISSION	08.21.2011
2	4.1 SUBMISSION	06.28.2011
1	4.1 SUBMISSION	04.18.2011

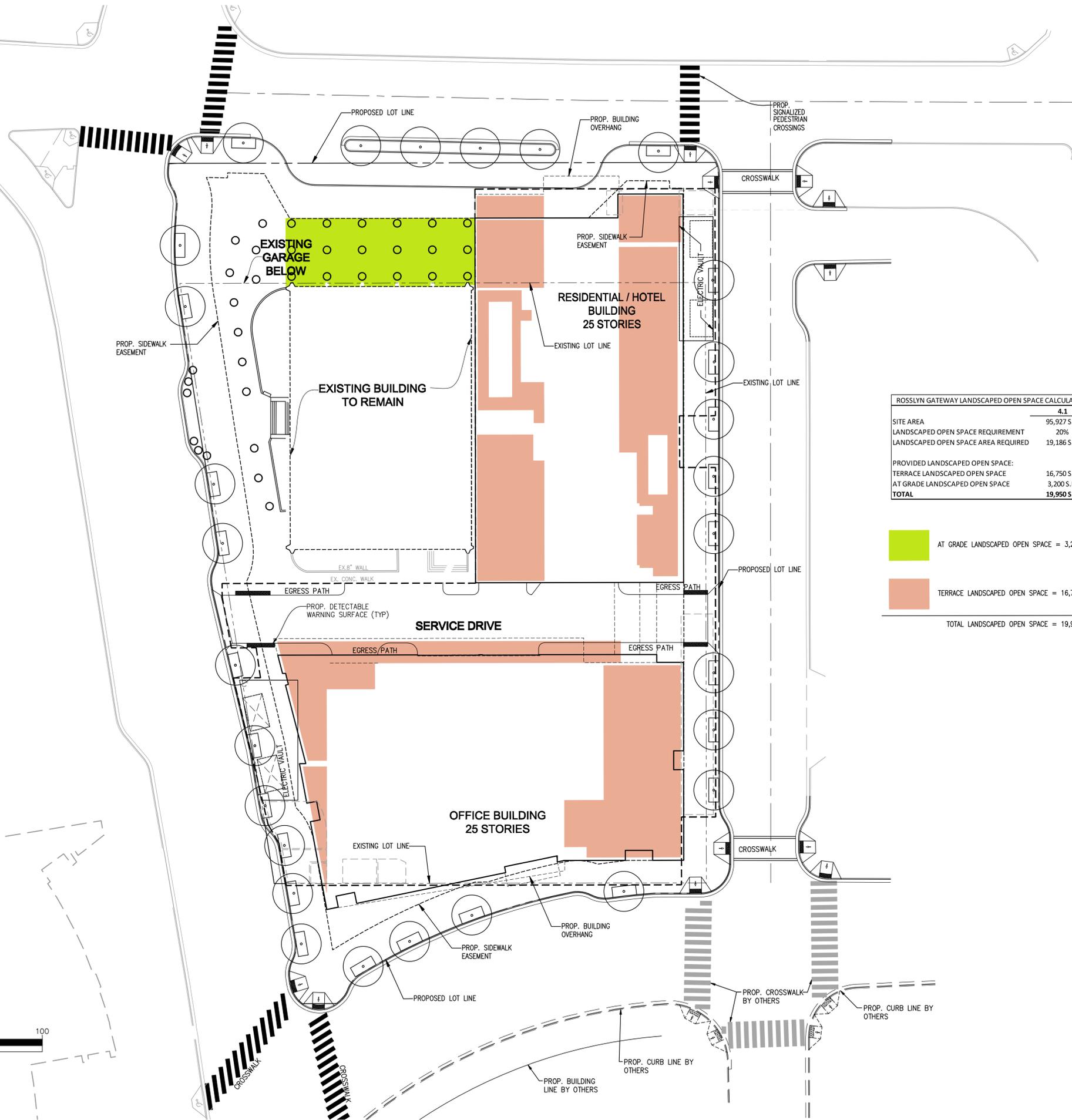
DRAWN BY: MDR/KJC KPF JOB NUMBER: 1619.02
SCALE: 1"=80' DATE CREATED: 01/08/2012

DRAWING TITLE
LANDSCAPED OPEN SPACE EXHIBIT

DRAWING NUMBER

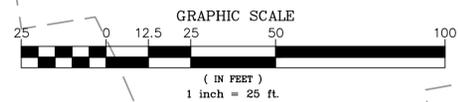
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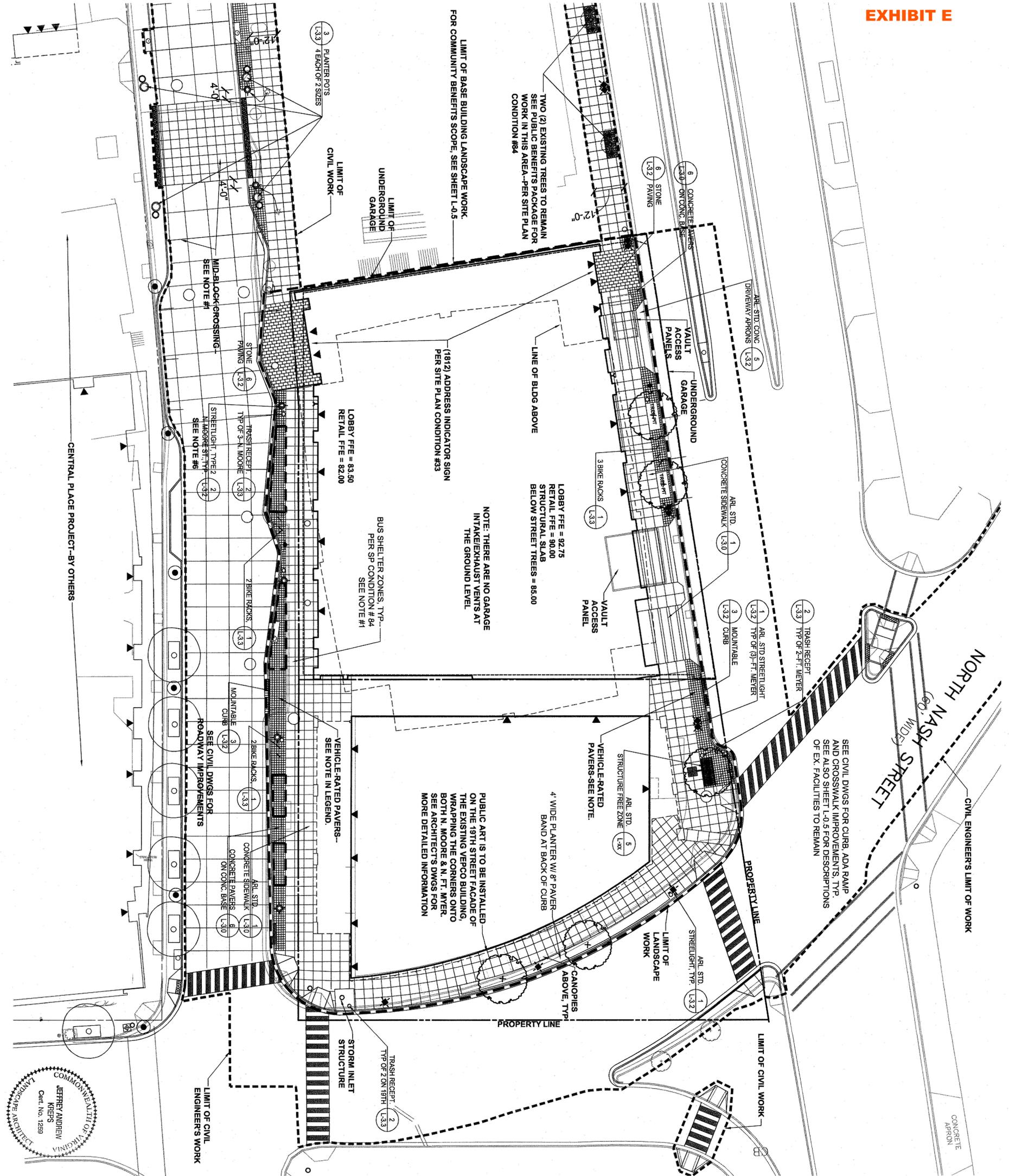
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ROSSLYN GATEWAY LANDSCAPED OPEN SPACE CALCULATION	
SITE AREA	4.1
LANDSCAPED OPEN SPACE REQUIREMENT	95,927 S.F.
LANDSCAPED OPEN SPACE AREA REQUIRED	20%
	19,186 S.F.
PROVIDED LANDSCAPED OPEN SPACE:	
TERRACE LANDSCAPED OPEN SPACE	16,750 S.F.
AT GRADE LANDSCAPED OPEN SPACE	3,200 S.F.
TOTAL	19,950 S.F.

- AT GRADE LANDSCAPED OPEN SPACE = 3,200 S.F.
- TERRACE LANDSCAPED OPEN SPACE = 16,750 S.F.
- TOTAL LANDSCAPED OPEN SPACE = 19,950 S.F.**





PAVING MATERIALS LEGEND

- CONCRETE PAVERS
- JET MIST GRANITE
- HANOVER CONCRETE PAVERS ON CONCRETE BASE
COLOR: MATRIX #M2922 WITH TUDOR FINISH (SEE ABOVE)
SIZE: STANDARD 12" X 12" X 2-1/2" PAVERS
NOTE: 3" THICK VEHICULAR RATED PAVERS ARE TO BE USED IN THE AREAS ADJACENT TO THE MOUNTABLE CURBS.
- STONE PAVING ON CONCRETE BASE
COLOR & FINISH: JET MIST BLACK GRANITE
SIZE: 2.5" X 16" X 2.4"
- = ARLINGTON COUNTY STANDARD BROOM-FINISH CONCRETE
SIZE: SAW-CUT JOINTS IN 4' X 4' MODULE
SEE ALSO COUNTY PAVING SPECIFICATIONS-SHEET L-3.0

NOTES:

- THE SPECIFICS OF THE BUS SHELTERS AND THE MID-BLOCK CROSSING WILL BE PART OF A SEPARATE COMMUNITY BENEFITS SUBMISSION-PER SITE PLAN CONDITION #84. SEE COVER SHEET FOR GRAPHIC INDICATING SCOPE OF WORK FOR THIS SUBMITTAL.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DISTANCES, & LOCATIONS PRIOR TO COMMENCING WORK ON LANDSCAPE ELEMENTS. CONTRACTOR SHALL IMMEDIATELY NOTIFY VIK A OF ANY DISCREPANCIES.
- ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES AND ORDINANCES.
- PAVING SCORING LINES WHEN NOT DIMENSIONED SHALL BE LOCATED PER PLAN, ALIGNED AS INDICATED, AND SPACED EQUALLY. CONTRACTOR TO NOTIFY VIK A OF ANY DISCREPANCIES PRIOR TO LAYING REBAR.
- ALL PUBLIC SIDEWALKS TO BE INSTALLED PER CURRENT ARLINGTON COUNTY STREETSCAPE STANDARDS. SEE SHEET L-3.0 FOR ARLINGTON COUNTY POURED IN PLACE CONCRETE DETAILS AND SPECIFICATIONS.
- PER DISCUSSIONS WITH THE DEPARTMENT OF TRANSPORTATION, FINAL STREET LIGHT LOCATIONS ON N. MOORE STREET WILL BE DETERMINED DURING REVIEW OF THE COMMUNITY BENEFITS PACKAGE (WHEN THE PROPOSED BUS SHELTERS ARE BEING REVIEWED) TO COORDINATE THEIR LOCATIONS RELATIVE TO THE BUS DROP-OFF / LOADING AREAS SO AS TO PREVENT CONFLICTS.

GRAPHIC SCALE

1" = 20' FT

COMMONWEALTH OF VIRGINIA
JEFFREY ANDREW KREBS
 ARCHITECT
 Cert. No. 1289

VIK A REVISIONS

8.23.10	10TH LA REVIEW
6.30.10	8TH LA REVIEW
2.24.10	PERMIT RESUB
1.29.10	10% SET
1.15.10	5TH LAND-
1.15.10	SCAPE REVIEW
8.26.09	4TH LAND-
8.26.09	SCAPE REVIEW
6.09.09	3RD LAND-
5.26.09	SCALE REVIEW
5.26.09	2ND LAND-
11.25.08	1ST LAND-
11.21.08	100% DD
11.13.08	PROGRESS
DATE	NOVEMBER, 2008

DES. VIK A
 DWN. VIK A

SCALE: AS SHOWN
 PROJECT/FILE NO. 6550E
 SHEET NO. L-1.0

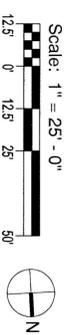
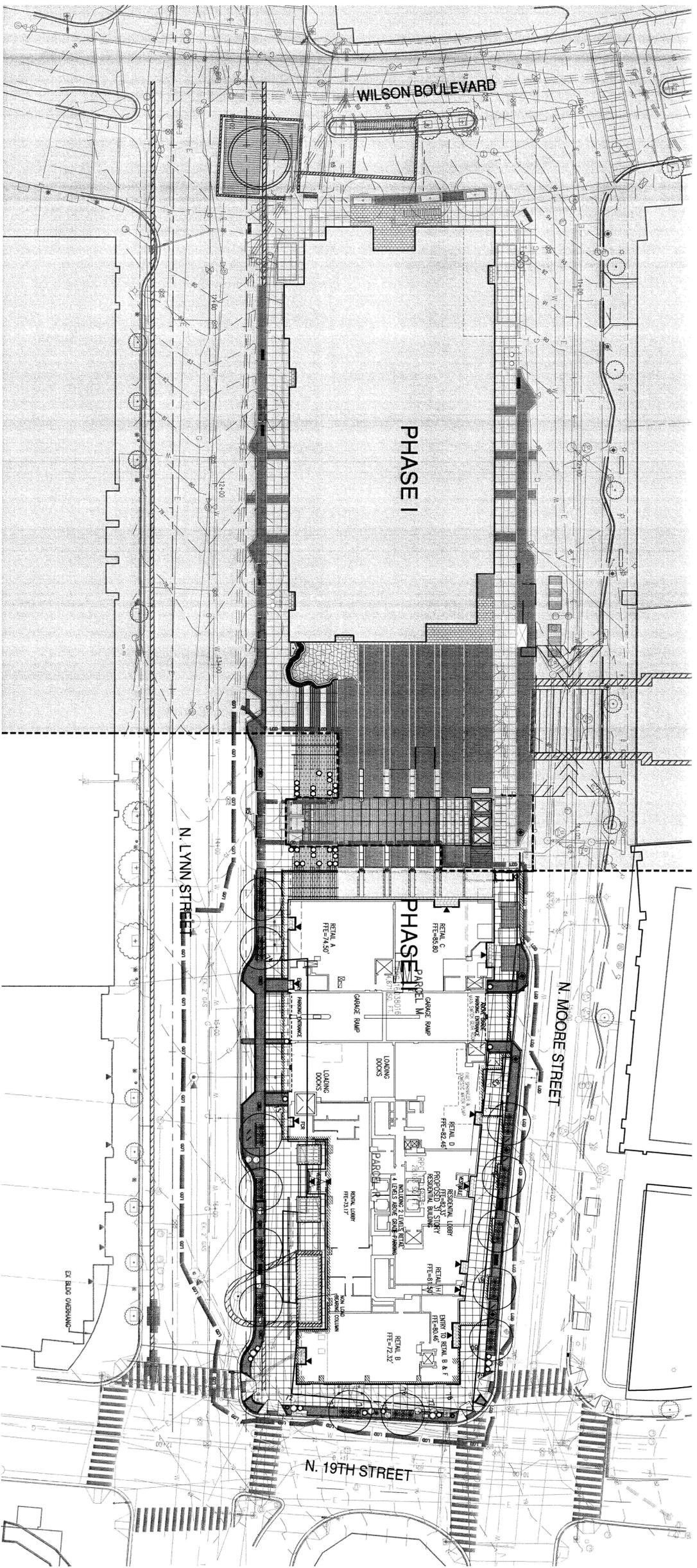
1812 NORTH MOORE

1812 NORTH MOORE
 BETWEEN 19TH STREET NORTH & WILSON BLVD.
 ARLINGTON, VIRGINIA

VIK A
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIK A INCORPORATED
 8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
 (703)442-7800 ■ FAX (703)761-2787
 MCLEAN, VA GERMANTOWN, MD

MATERIALS & FINISHES PLAN



LEGEND	
	STREET TREE
	MEDIUM TREE
	5x5 TREE GRATE
	5x12 TREE GRATE
	BIKE RACK
	PLANT CALLOUT
	PANEL
	LIMIT OF GARAGE BELOW
	WATER LINE
	STORM DRAIN / STORM FACILITY SANITARY LINE
	4\"/>
	EXPANSION JOINT
	ROSSLYN, BALLSTON STANDARD CONCRETE LAYERS
	PIP CONCRETE W/SAW CUT JOINTS
	SPECIALTY PAVING
	SPECIALTY PAVING
	PLANTER BOSS
	TRASH RECYCLE BENCH
	LIMITS OF DISTURBANCE
	TRANSFORMER
	STREET LIGHT / PEDESTRIAN POLE LIGHT
	DETAIL CALLOUT

- NOTES:
1. NO EXISTING TREES ARE TO BE PRESERVED. FOR EXISTING TREE INVENTORY SEE SHEET TP-01 AND TP-02.
 2. FOR PLANT SPECIFICATION SEE SHEET TP-01 AND TP-02.
 3. FOR LANDSCAPE SEE SHEET L3-30.
 4. FOR LANDSCAPE PLAN SEE SHEETS L4-10, L4-20 AND L4-30.
 5. FOR LIGHTING PLAN SEE L8-10.
 6. FOR GRADING, TOP OF STRUCK CONCRETE, TREE PIT DRAINAGE AND FINISHED FLOOR INFORMATION SEE SHEETS L7-10, L7-20 AND L7-30.
 7. FOR DIMENSION PLAN SEE SHEETS L6-10, L6-20 AND L6-30.

No.	DATE	DESCRIPTION
REVISIONS		

04.10.2012	2ND COUNTY LS SUBMISSION	DESIGNED	AS SHOWN	CHECKED	
06.08.12	3RD LANDSCAPE SUBMISSION	SUBMITTED DATE: FEBRUARY 2012	APPROVED DATE:	APPROVED DATE:	
		1ST SUBMISSION: 09.21.2011	CHEF TRANSPORTATION PLANNING BUREAU	CHEF TRANSPORTATION PLANNING BUREAU	
		APPROVED DATE:	CHEF WATER, SEWER & STREET'S BUREAU	CHEF ENGINEERING BUREAU	
		APPROVED DATE:	CHEF WATER, SEWER & STREET'S BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES	
		FILE NO.:	JOB No. 3399-03-030	PROJECT SHEET	L1.10

Bowman
 CONSULTING
 JOHN X. STORV JR.
 Lic. No. 1522
 Phone: (703) 546-2188
 2121 Eisenhower Avenue, Suite 302
 Alexandria, Virginia 22314
 Fax: (703) 546-9781
 www.bowmanconsulting.com



ARLINGTON, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES
 OVERALL SITE PLAN
 ROSSLYN CENTRAL PLACE - PHASE II
 LANDSCAPE SUBMISSION

EXHIBIT F

CENTRAL PLACE SITE PLAN #335 APPROVED MAY 5, 2007

Observation Deck

Ground Floor Lobby (1578 sf @ \$682/sf)	\$1,076,250
Public Stairs/Elevator (5832 sf @ \$322/sf)	\$1,875,650
Observation Deck (9072 sf @ \$1157/sf)	\$10,500,000
Observation Deck Operations	\$500,000
Total	\$13,951,900

Affordable Housing Contribution

Commercial 573,988 sf x \$4 per sf	\$2,295,952
Residential 394,022 sf x \$8 per sf	\$3,152,176
Total	\$5,448,128

METRO & Transportation

WMATA Elevators ¹	Mezzanine Contribution	\$3,500,000
WMATA Foundation for Elevators		\$1,826,000
WMATA Bus Bay in Office Bldg.		\$1,500,000
WMATA Temp Bus Bay Relocation		\$1,000,000
Lynn Street Mid-Block Crossing/Art Bus Shelter		\$150,000
TDM Package - Cash Contribution		\$460,000
Future garage parking spaces (ZIP Car)	10	\$250,000
Total		\$8,686,000

Public Plaza

Public Plaza Upgrades	\$6,699,760
Public Plaza Programming	\$50,000
Total	\$6,749,760

Public Art

\$750,000

LEED Silver (Shell & Core) Office 28

LEED Certified Residential 26 \$1,620,000

Total Community Benefit Package \$37,205,788

Other:

Utility Undergrounding: \$99,400

EXHIBIT F

Green Building Fund/LEED (if certification is not achieved): \$1,024,164

**1812 N. MOORE
SITE PLAN #18
APPROVED DECEMBER 15, 2007**

	<u>Value</u>
Newseum Space	
53,826 s.f. – Rent-free for 10 Years	\$ 6,883,240
LEED™ Platinum	
.50 FAR Bonus	\$ 1,805,370
Affordable Housing Contribution	
Commercial 601,790 s.f. x \$8	\$ 4,814,320
METRO & Transportation	
WMATA Elevators	\$ 1,500,000
Thru-Block Connector	\$ 1,519,500
Thru-Block Connector Easement	\$ 100,650
Metro Station & Ft. Myer Upgrades & Skybridge	\$ 2,282,000
Transit Store	\$ 500,000
North Moore Street Upgrades	\$ 1,200,000
TDM/TMP	\$ 1,219,240
Future Garage Spaces (ZIP Car)	\$ 250,000
Public Art	\$ 750,000
Utility Fund	\$ 69,000
Tear Down Credit	\$ 1,890,000
Total Community Benefit Package	\$24,783,320

Memorandum

Re: Site Plan #419 Rosslyn Gateway

From: Brian Harner, Rosslyn Gateway SPRC Chair

Date: July 9, 2012

The Rosslyn Gateway project consists of four elements, listed here in proposed order of discussion: 1. PDSP (Item 3C) Phased Development Site Plan, 2. Site Plan (Item 3D) development of approximately the first two-thirds of the site area, 3. Vacation Ordinance (Item 3B) vacation of Arlington County easements and street rights-of-way, and 4. Rezoning the proposed site (Item 3A).

Seven SPRC meetings were held in review of these items beginning in September of 2011 and ending in April of this year. Primary issues discussed in the SPRC meetings included:

- relationship of the project to surrounding development and county policy
- ensuring that the project design was in conformance with county policy, especially with respect to sale of county property to the applicant
- building massing
- street sections, parking, street trees, and sidewalk widths
- Lee Highway frontage
- building architecture

During the course of the SPRC review, the applicant made significant changes to the design of the project frontage on Lee Highway, reduced the proposed building footprint in response to SPRC requests for adequate sidewalk widths and parking areas, reduced the proposed overall site area and density, and modified the amount of total retail frontage at ground level. The applicant also provided detailed information regarding building materials, facade design, and other elements of the project as requested by the committee.

Review of the project was compromised to some degree by the fact that the Rosslyn Sector Plan Update has not yet reached a meaningful state of development, and that the Rosslyn Multi-modal study is not officially adopted policy (necessarily waiting to be integrated with the sector plan update). Nevertheless, the multi-modal study and previous work undertaken by the county with respect to building heights and view corridors, as well as preliminary work on re-envisioning Gateway Park, proved to be valuable tools in reviewing and improving the proposed project.

Issues are summarized and organized for discussion beginning with macro-level PDSP issues, as follows:

1. PDSP (Item 3C)

The project is considered a PDSP because only about two-thirds of the site is proposed for redevelopment in the initial two phases of construction. The design of the final one-third of the project is determined by the PDSP, and was an integral part of the project review, essential to the successful full build-out of the plan. A well-developed "Urban Design Manual" is proposed to guide the final portion of the PDSP, as well as significant components of the Site Plan. The elements in this manual -- governing massing, height, building form, building use, and ground floor retail -- will be essential to all phases of the development.

The PDSP proposes a development envelope of 949,871 square feet in the first two phases specified in the site plan. The third phase of development, comprising replacement of the Rosslyn Gateway North office building, adds less than 10,000 square feet in overall density to the project, essentially replacing an existing office building with a new residential tower. Staff has identified that at full build-out the project will include 51% office, 32% residential, 14% hotel, and 3% retail. Prior to replacement of the Rosslyn Gateway North office building, the land use mix will be 66% office, 18% residential, 14% hotel, and 2% retail. Total residential units will consist of 133 in the first two phases and 273 units upon full build-out of the project. A unique feature of the plan is that total office space increases from the existing approximately 250,000 sf to approximately 625,000 sf with development of the new building proposed in the site plan, and then decreases to approximately 490,000 sf at full project build out. In other words, the important residential component of the project is only realized upon full build-out.

Potential items for commission discussion include:

Land Use

Is the proposed land use mix, especially the number of residential units and percentage of residential and retail space, appropriate to the county goal of creating a living and vibrant community in Rosslyn?

Urban Design

Does the urban design of the project adequately address county goals for tapering and view corridors in Rosslyn?

Are the massing, height, and tapering of the PDSP adequately defined and specified?

Is the block structure proposed in the PDSP in alignment with county goals and policies, specifically with respect to creation of the internal loading and parking access street?

Open Space

Do the proposed sidewalk widths, addition of street trees, and access to and possible use of community benefit funds for redevelopment of Gateway Park comprise an acceptable approach to project open space?

Transportation

Are the parking ratios and TDM strategies proposed in the PDSP acceptable?

Phasing

Does the final phase of the PDSP, adding less than 10,000 square feet of overall space to the project, and changing use from office to residential, provide adequate incentive for completion of the overall site development?

Is the interim design of the streetscape and existing facilities acceptable, especially considering timing of the removal of the skywalk over Fort Myer Drive, landscaping of the open spaces in front of Rosslyn Gateway North, and other issues?

2. Site Plan (Item 3D)

The proposed project met a number of goals identified in SPRC, including developing building massing that turned the narrow ends of building towers to the perimeter of Rosslyn (allowing improved views into and out of Rosslyn's core), achieving some tapering in building height across the site, design of interesting building tops, provision of nearly continuous retail at ground level, and provision of sidewalks and street trees that for all intents and purposes meet county policy. The provision of the hotel entry and porte cochere function along Lee Highway was discussed at length at SPRC, with several revisions to the design made during the course of review. SPRC discussion centered on issues relating to the private nature of the hotel entry versus the public function of the sidewalk, adequate street trees on Lee Highway, and activation of the Lee Highway building frontage.

Significant discussion and revision to the project form was undertaken in the SPRC with respect to street sections, parking, and sidewalk widths, which are discussed in the staff report.

The inclusion of above-grade parking has become an important issue in this and other site plans. The applicant proposes approximately 34,000 sf of above grade parking in the hotel/residential tower in this project, occupying approximately 3.5% of the total building envelope. This parking is generally located in portions of the building mass that are not prominent in terms of active use or impact on the street. Because the proposed amount of above-grade parking is limited in this project it did not receive significant discussion in SPRC.

The SPRC also spent significant time examining the proposed materials, facade articulation, areas of public art and green walls, entrances, and other specific architectural features in the project.

Potential items for commission discussion include:

Urban Design and Architecture

Is the proposed amount of above-grade parking sufficiently limited that it does not detract from design goals for building massing and height, including tapering and form?

Do the project drawings and site plan conditions sufficiently capture the quality and character of the design that was presented in SPRC, to ensure that the built project will be in conformance with the approved design?

Transportation

Are the proposed street sections, sidewalk widths, and on-street parking placement consistent with future possibilities for the Rosslyn street grid, especially re-introducing two-way traffic to North Lynn Street and North Fort Myer Drive?

Is the inclusion of above-grade parking of acceptable, and is it of minor enough extent that it does not detract from other planning and design goals related to massing, tapering, and blank building facades?

Are the streetscape standards, with regards to tree placement, paving materials, lighting, and street furniture, consistent with adjacent development in Rosslyn and adequately defined in the Site Plan?

Community Benefits

Has the community benefits package been adequately reviewed by the community, and does the Planning Commission have guidance on community benefits?

3. Ordinance to Vacate (Item 3A)

A significant component in the project is an enlargement of the project site area from the existing 72,105 sf, to a site area of 95,927 sf, an increase of approximately 33% in site area and a presumed corresponding increase of total FAR from 720,105 sf to 959,270 sf, or a net increase of 239,165 sf. This increased project size is achieved through the vacation of various easements and street rights-of-way adjoining the project site.

Potential items for commission discussion include:

Does the project meet county goals and policies adequately to justify the transfer of county property to the applicant for redevelopment?

4. Rezoning (Item 3A)

The rezoning was not discussed at SPRC.



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Cecilia Cassidy

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Tony Wamack

Tishman Speyer

COUNTY LIAISON

Marc McCauley

ROSSLYN BUSINESS IMPROVEMENT DISTRICT

July 2, 2012

Mary Hynes, Chair
Arlington County Board of Supervisors
2100 Clarendon Boulevard
Arlington, VA 22201

RE: Rosslyn Gateway PDSP and Site Plan

Dear Ms. Hynes:

It is our pleasure to write in support of The JBG Companies' Rosslyn Gateway project. The Rosslyn Business Improvement Corporation (RBIC) Urban Design Committee has reviewed the project on several occasions and recommends the approval of this project.

Rosslyn Station Area Plan Guidelines

The Rosslyn Station Area Plan Addendum (Rosslyn Plan) identifies a northern "gateway" on The JBG Companies' site and a skyline presence in the north end of the block. The Plan also sets parameters for the project:

- Elimination of the counter flow lane for additional buildable area and sidewalk width.
- Creation of additional housing in Rosslyn's core.
- Maintaining visual relationship between Central Place and Gateway Park.

Rosslyn BID's Urban Design Committee Criteria

The Urban Design Committee has identified additional criteria for this redevelopment:

- Strong architectural elements to identify a gateway.
- Active and pedestrian-friendly facades along Moore Street.
- Significant pedestrian street crossing improvements to Gateway Park.
- Retail and restaurant space, including outdoor restaurant space on the southwest corner of the site.
- A two-way street on Fort Myer Drive.
- Significant improvements to Gateway Park.

RBIC worked with the applicant and the County in the context of these criteria at the Urban Design Committee reviews and participated in all meetings of the Site Plan Review Committee on this project.

Community Benefits Package- Gateway Park

We support substantial improvements to Gateway Park as a component of the Community Benefit package for this project.

Outstanding Concern - Bike Lanes on East Bound Lee Highway

Although RBIC supports this project, there is strong concern over County staff's desire to incorporate a bike lane on Eastbound Lee Highway. A bike lane in this location would be unsafe.

Conclusion

As proposed the Urban Design Committee supports the Rosslyn Gateway redevelopment. We particularly applaud The JBG Companies for their efforts in providing unique architecture that captures the essence of well articulated massing and elegance by day and night. We also commend County staff's leadership efforts in guiding the project through an efficient and effective review process.

It is my pleasure, as Chair of the RBIC Urban Design Committee, to send this letter with the endorsement of the RBIC Executive Committee.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Rothenburg", with a long horizontal flourish extending to the right.

Paul Rothenburg, Chair

Rosslyn Business Improvement Corporation Urban Design Committee

From: Dcstan@aol.com [<mailto:Dcstan@aol.com>]

Sent: Thursday, June 28, 2012 1:47 PM

To: bharner@mac.com

Cc: Aaron Shriber

Subject: RAFOM Community Benefits Statement on Rosslyn Gateway Project

Brian,

The RAFOM Board of Directors has approved the following statement on the community benefits package for the Rosslyn Gateway project:

The RAFOM board strongly recommends that the community benefits associated with the Rosslyn Gateway project should contribute to the development of public open space in Rosslyn. Those benefits should represent a significant portion of the funds required to redevelop Gateway Park. We trust that the County Board will ensure that Gateway Park will indeed be redeveloped as 100% public open space and will be dedicated and preserved as a park indefinitely.

In addition to the public open space community benefits, the developer should be encouraged to make a substantial contribution for the acquisition and preservation of affordable housing in the Rosslyn community. This contribution should far exceed the standard affordable housing formula: especially when considering the bonus density, the rezoning, and the extensive amount of current public street area that the county will vacate and the developer will count toward density.

Typically, we prefer that the affordable housing be constructed and maintained on site. If this is not going to be the case at Rosslyn Gateway, then we strongly recommend that the affordable units be as close to Rosslyn as possible. If an opportunity for new affordable housing does not exist in the Rosslyn core, then we would welcome the opportunity to preserve affordable housing in our nearby neighborhood of Radnor/Ft. Myer Heights. We do not believe that the affordable housing units from this project should be used for housing in other areas of the county that are not in close proximity to Rosslyn.

Gizele Johnson

From: VP@Hedderel.com
Sent: Sunday, July 08, 2012 6:02 PM
To: Gizele Johnson
Subject: WEBSITE COMMENT: Objections to SP#419 / Speaking at 7/9/12 Meeting -- ATTN: Gjohnson

The following comment has been submitted from the Arlington County Website:

Name : Vance Hedderel

Submitter's E-Mail Address : VP@Hedderel.com

Subject : WEBSITE COMMENT: Objections to SP#419 / Speaking at 7/9/12 Meeting -- ATTN: Gjohnson

Comments : Ms. Johnson,

On behalf of the residents at Georgetown Vista Condominium Association, a community of 80 households located on (North) Colonial Terrace in Rosslyn, I intend to speak at the Monday, July 9, 2012, public hearing re: SP#419 JBG/Rosslyn Gateway North.

This project directly impacts residents and land owners at Georgetown Vista, particularly in regards to (currently) public land that will be ceded to developer JBG. The valuation of this land has not been made public.

Also any building on this land will impact its use as a public commuter corridor along with obstructing the existing views for the residents of Georgetown Vista.

Among other issues with the existing plan are:

- Given that this project involves building mass and height at the absolute maximum allowed by current zoning and airport limits, we residents call for independent expert review.
- Loss of a bus lane off Lee Highway onto Moore Street along with the loss of several locations for bus / subway transfers. In an already difficult traffic area, land will be surrendered and Rosslyn could potentially lose jobs as a result of the loss of transportation options which the JBG development may not offset.
- Loss of the current green barrier between pedestrians and Lee Highway as well as the loss of a pedestrian overpass to Gateway Park.

In advance, I thank you for your time now and for your courtesy in being allowed to speak on July 9, 2012.

Vance Hedderel
1593 Colonial Terrace, Apt. 206

Arlington, VA 22209-143
703-899-7809

Thank you.