



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of March 17, 2007**

SUPPLEMENTAL REPORT
Revised Information

DATE: March 16, 2007

SUBJECT: Request to Advertise Public Hearings on Amendments to Section 25B. "C-O Rosslyn" Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts, to allow additional height up to a maximum of four hundred seventy (470) feet above sea level for properties within the boundaries of Central Place, defined as the blocks bounded by 19th Street North, North Lynn Street, Wilson Boulevard, and Fort Myer Drive, by the Planning Commission on April 9, 2007, and the County Board on April 21, 2007.

C.M. RECOMMENDATION:

Authorize advertisement of public hearings on amending, reenacting, and recodifying Section 25B. "C-O Rosslyn" Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts, to allow additional height up to a maximum of four hundred seventy (470) feet above sea level for properties within the boundaries of Central Place, by the Planning Commission on April 9, 2007, and the County Board on April 21, 2007.

DISCUSSION: At their March 14, 2007, meeting, the Zoning Committee of the Planning Commission discussed the subject proposed Zoning Ordinance Amendment language. In their discussion, the committee suggested modified language for a few areas of the proposed Resolution on Urban Design Principles for Rosslyn Central Place. According to committee members, the intent of the revised language is to emphasize the County Board's ability to be more flexible on the expected level of design standards, depending upon the feasibility of a specific proposal.

After further staff discussion, staff has incorporated suggestions for modified language into the proposed Resolution on Urban Design Principles for Rosslyn Central Place (see attached, additions are underlined and deletions are represented in strikethrough). As the committee did not suggest modifications to the proposed Zoning Ordinance amendment language, no additional changes are proposed by staff at this time.

County Manager: _____

County Attorney: _____

Staff: Anthony Fusarelli, Jr., DCPHD Planning

PLA-4652 - Supplemental

ATTACHMENT 1
DRAFT – 3/16/2007

Resolution on Urban Design Principles for Rosslyn Central Place

Adopted by the County Board April __, 2007

WHEREAS the Rosslyn Coordinated Redevelopment District (“RCRD”) was adopted by the County Board in 1996 and designated on the County's General Land Use Plan; and

WHEREAS sites within the “RCRD” have been rezoned to “C-O Rosslyn” and on such rezoned sites special exception site plans, with building heights up to 300 feet, may be approved by the County Board; and

WHEREAS the policies of the Arlington County General Land Use Plan and the Rosslyn Station Area Plan generally call for the greatest building heights to be focused closest to the Metro Station with building heights tapering down as locations are farther away from the station; and

WHEREAS the Rosslyn Station Area Plan calls for the creation of a Central Place that is the hub of pedestrian and retail activity in Rosslyn with a unique character to its architecture and streetscape design;

WHEREAS the Arlington County Board passed a 2002 Resolution Governing Building Heights in Rosslyn that established general principles for considering height and design of future site plans within the RCRD; and

WHEREAS the Rosslyn Working Group was established by the County Manager to further consider planning principles relating to building height, land use and urban design within Central Place (defined as the two blocks bounded by North Lynn Street, 19th Street N., Fort Myer Drive, and Wilson Boulevard) and to make specific recommendations based on a thorough analysis of these principles;

THEREFORE the Arlington County Board hereby resolves that the following major principles shall be used in considering future site plans within Central Place:

Building, site, and streetscape designs should create clearly recognizable mid-block pedestrian connections that enhance connectivity to the Rosslyn Metro Station;

Project design should maximize, to the extent possible, retail, restaurant, entertainment, and commercial uses within the first two floors of the building;

Despite existing variations in local topographic conditions, building bases across the Central

Place blocks should possess heights at approximately equal elevations above sea level;
~~The number of curb cuts should be minimized, especially along North Moore Street, and parking entrances should be consolidated to maximize storefronts and retail continuity;~~

~~Building design should maximize active retail and other pedestrian-oriented uses by maximizing the extent of clear glazing and ground level façade transparency along public street frontages;
and~~

Buildings should achieve the highest feasible urban design standards with regard to such elements as: curb-cuts, parking entrance consolidation, sidewalk clear width, retail activation, pedestrian-oriented units, and ground level façade transparency along public street frontages;
and

IN ADDITION, the Arlington County Board further resolves that the following major principles shall be used in considering additional building height above 300 feet for future site plans within Central Place:

Buildings should include distinctive architectural features such as sculpted rooftop designs or significant tapering in its building form and massing;

Any additional building height should be constructed with sensitivity to ~~not adversely impact~~ the panoramic view shed from any public observation deck (approved or built) within Central Place;

Projects should otherwise be consistent with the principles included in the September 2002 County Board Resolution Governing Building Heights in Rosslyn;

Buildings should receive confirmation from the Federal Aviation Administration (F.A.A.) that the project is not a hazard to air navigation or that the project does not require notice to ~~or approval by~~ the F.A.A.