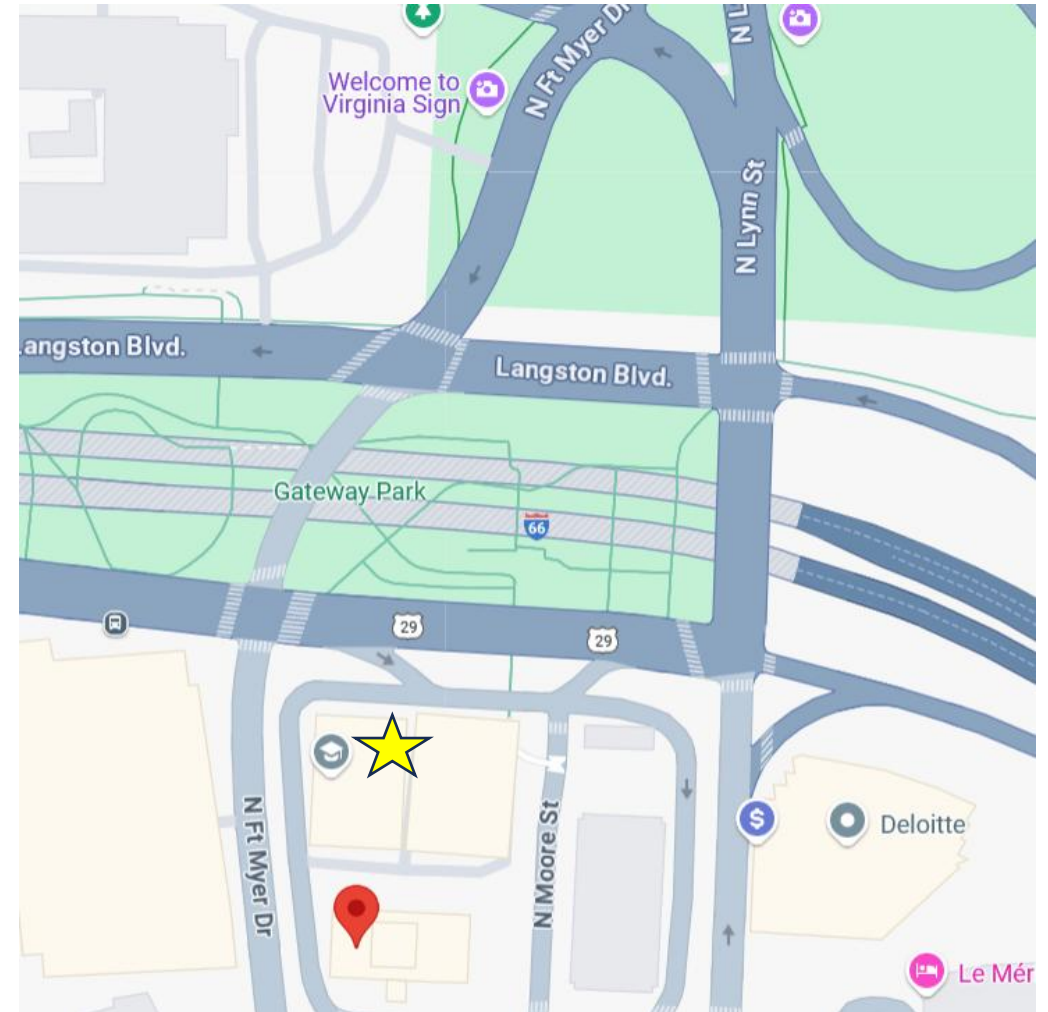


**Arlingtonians for Our
Sustainable Future
Remarks to County Board
July 22, 2025**

**“One Rosslyn” – Site Plan
Redevelopment**

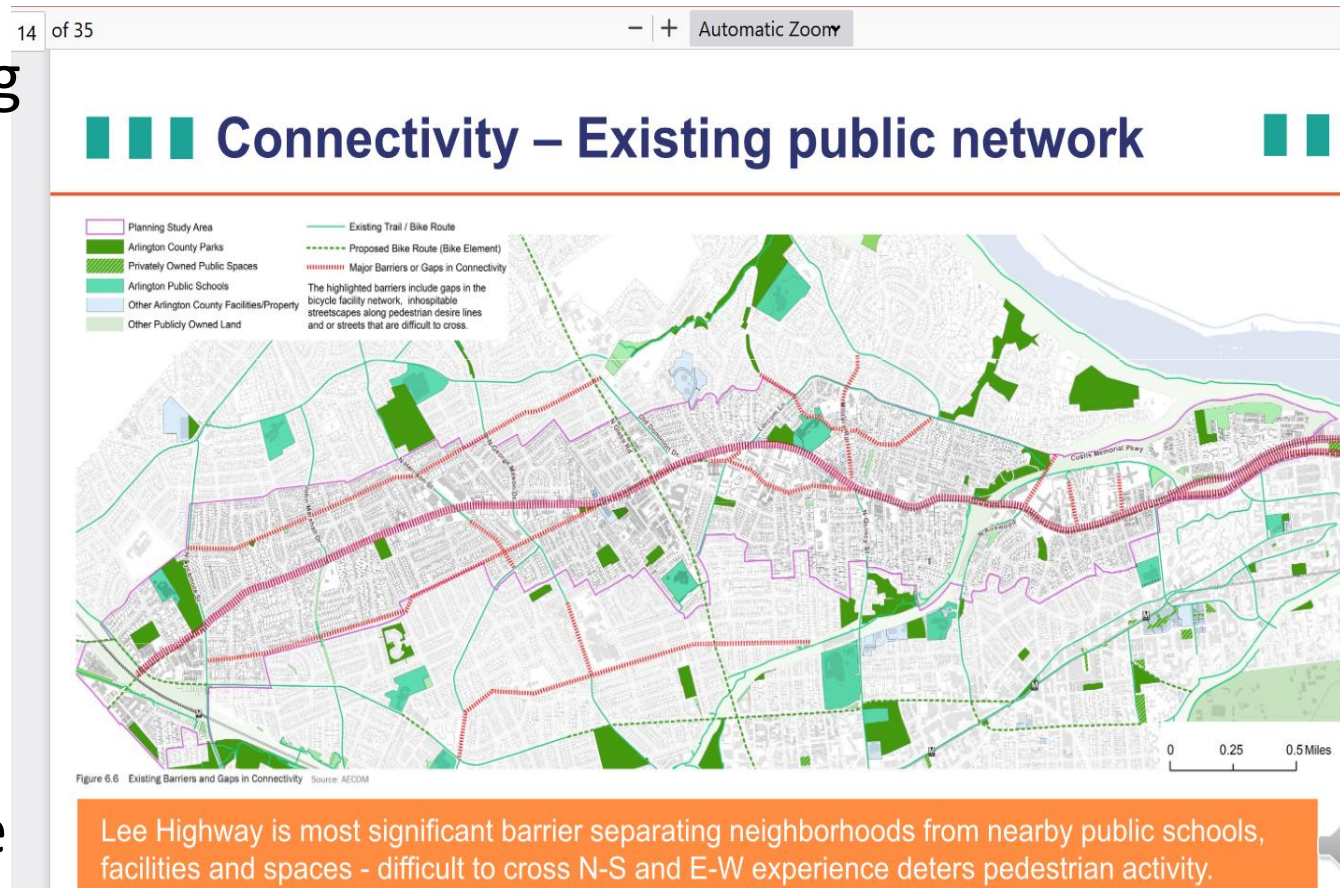
2012 OK for Bridge Removal Improperly Justified

- 2012 plan said “remove bridges to connect buildings;”
- There are no buildings to the north of this site, only the park and major roads;
- Keeping skybridge won't threaten street level “vibrancy” as street level at skybridge location couldn't include retail options, see map;
- Ped Xing on bridge can add vibrancy as more attractive option than for residents of N. Highlands coming to Rosslyn to dine/shop/take metro.



Plan Langston Blvd Intended “Metro Connectivity”

- North Highlands left out of planning process for One Rosslyn; shortsighted against backdrop of PLB hype;
- County PLB effort sees Langston Blvd. as “most significant barrier” separating neighborhoods;
- High density Kirkwood/AFUSA site plans reinforce need for enhanced pedestrian paths to subway outside walkable $\frac{1}{4}$ radius.



Bridge is Key to Improved Safety for All Users

- Acc. to 2020 data from the [Department of Environmental Services Transportation Engineering & Operations](#) this [intersection](#) was the 8th most dangerous in the county
- Street level improvements, esp. after adding so many new residents in Rosslyn recently, should be non-starter.



<https://www.chaikinandsherman.com/car-accidents/arlington/most-dangerous-intersections/>

Disability Improvements

- Current bridge is not ADA compliant; this project is a chance for Penzance or the county to offer ease of access by all to the park;
- This area is a chokepoint for connection by car of DC to VA, we have added 1000's of residents since 2012 (original site plan);
- other developments are coming online (Ames, Marriott);
- more cars mean more traffic, reducing interactions is by far the best option for the disabled and able bodied.



Affordable Housing (AH) Hypocrisy

- **Approving only offsite AH for Penzance shows housing policy failure.** It exposes how upzoning for density actually prices out affordability.
- You have objected when residents made these points in other areas, i.e. Missing Middle, River House, Langston Blvd., but here you concede because a developer has confirmed what we've been saying.



860 Units, Zero Affordable
with One Rosslyn

Possible Affordable Housing Double-Dipping

- The AH Ordinance allows developers to contribute affordable units offsite, but that has not been county preference. Why change?
- A [2023 report by the county found the propensity was for developers waive onsite units](#), and that their financial burden was reduced by approximately half.
- Why wasn't their density then reduced by half? Is this a loophole?
- If the contribution to AHIF is used in another site plan, will the Board back out the "transferred bonus density"? For example, if some of the \$7.5 million from Penzance goes to a new project, can you guarantee it doesn't earn bonus density on top of what's earned here?

ASF suggests the county always show "bonus density transferred" from other projects, modeled on this chart for Pen Place in 2023.

Total Density Proposed by Applicant	2013 County Board approved density	Density gained by conversion from hotel to commercial use (300 + 299 units from the Marriott)	Total Base Density (Pentagon City PDSP)	Density requested to be earned through the GBI	Remaining Density to be earned through ACZO Sec. 15.5.9
3,295,115 (Sq. ft. of GFA)	1,164,099 Sq. ft. of office and retail GFA; 300 hotel units	434,275 (Sq. ft. of GFA)	1,598,374 (Sq. ft. of GFA)	300,070 (Sq. ft. of GFA)	1,396,671 (Sq. ft. of GFA)

Infrastructure Deficit for 5000 More People

**Rosslyn and Falls Church City each have
14,000 residents * * ***

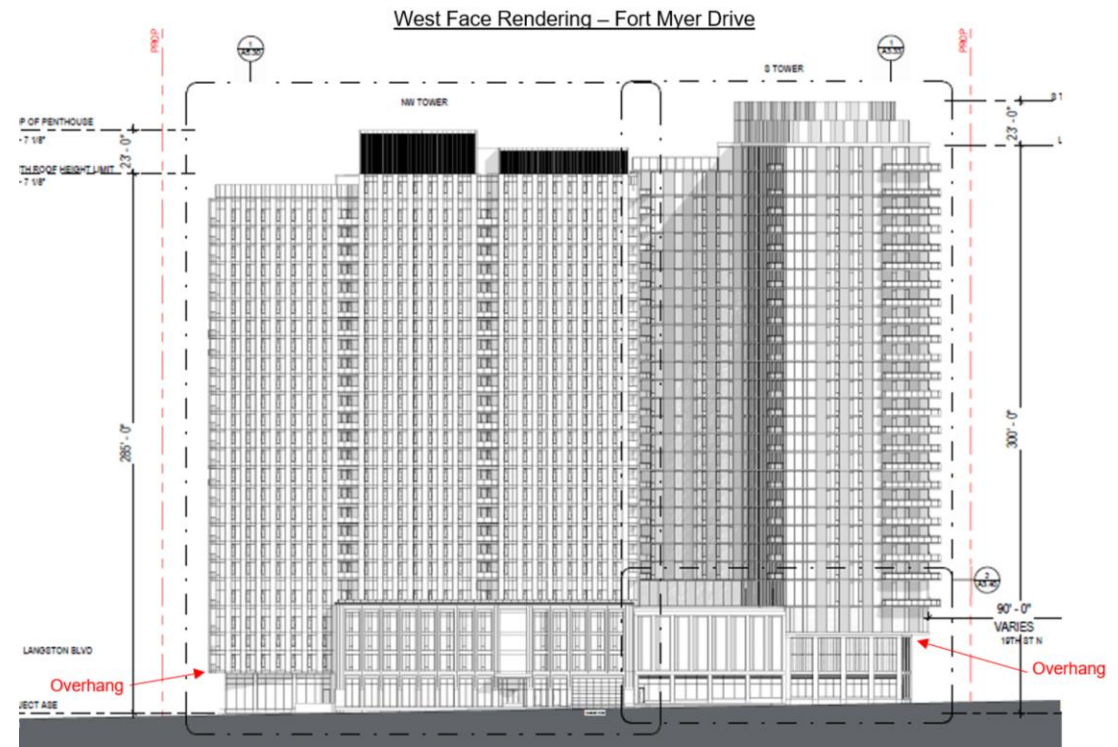
- One Rosslyn grows this to 19,000, but look at Bozman vs. the FC library!
- No community centers; no new rec centers, no new park;
- Site plan “amendment” ignores increase from 273 residential units approved in 2012 to 860 proposed today, creating unmet demand;
- Pedestrian bridge could add greenspace, filling one key gap among many.



Mary Riley Styles Library, Falls
Church City

Community Benefits Dealbreaker Makes it “Minus \$15 Million Rosslyn”

- JBG (prior owner) agreed in 2012 to provide **\$30 million in public benefits as a site plan condition**, including affordable housing contributions, Gateway Park assistance, off-site transportation improvements and the [Corridor of Light](#) public art project;
- County **manager now recommends only \$15 million in benefits**, while still awarding bonus density, exclusions of some areas from GFA, and reduced parking ratios; not to mention the aesthetics of extreme massing;
- **50% reduction discounts inflation and reduces the community benefit by half**. This is not a fair deal; it may constitute fraud;
- If market dynamics have changed since 2012, then throw out the old site plan and start over.



Projected Massing of
One Rosslyn

ASF “Asks”

- you to claw back the \$15 million in original community benefits you have omitted or start over with new site plan;
- you or Penzance pay for a new skybridge with added green space to connect North Highlands (and you consider a similar green span for Radnor/Ft. Myer Heights;
- Penzance to deliver at least 10 affordable units out of 860; and
- you provide a dollar accounting for the community benefits, updated from 2012 to show the full \$30 million