



WRAPS Working Group Meeting June 21, 2014
Working Group Comments following Walking Tour

GENERAL COMMENTS

1. Important to break “super block”
2. Need additional info and coordination with Realize Rosslyn planning process, including general guidance on proposed heights and repurposing 18th Street
 - 18th street is critical for plans to the east end of Rosslyn to anchor west end
3. What is CO zoning potential?
4. *Sign Study / Building Height regulations – integrate* (need clarification)
5. Existing heights on surrounding buildings
6. Future meetings – thorough site analysis
7. What time horizon is being considered as part of the plan?
8. Fire, school, park - all facilities that should be enhanced
9. Queens Court – interior courtyard should be examined; appreciate character

OPEN SPACE

1. Existing open space is important for community/well used by families/kids/etc.
2. There is a serious deficit of open space and fields for children to play – families in this general area
3. Access is needed to active recreation (24/7); without it could downgrade the quality of life
4. Is 60,000 sf only for APS use? Or for broader community?
 - 60,000 sf encompasses everything on school grounds and other facilities/uses.
5. What is the size of the current Rosslyn Highlands Park? 51,000 sf; existing field size is approx. 30,000 sf
6. Consider conceptual ideas for what open space could do, how it might function
7. Provide more information on the decision process to change the open space goals in the Charge: why the amount was changed to “up to” 60,000 sf? Change was made once APS decided to remain part of WRAPS study, maintain property, and plan for a new school
8. Park improvements/expansion is not a part of County’s proposed 2014 CIP; Charge indicates improvements would be achieved in concert with redevelopment

SCHOOL

1. 1,300 students = how many buses needed? Will study evaluate transportation capacity?
2. Secondary School means: 6th grade – 12th grade
3. Need to take into consideration school age population/composition in Radnor/FMH
4. Diverse population in this area – important to provide good school and open spaces
5. Schools will complete its CIP process in December 2014; APS intends to identify which site/sites will accommodate 1,300 seats December 2014; possibly at the WRAPS study area
6. CIP Process will look at school of “x” or “y” size
7. This is a viable site for a significant school building to be determined through a collaborative process
8. Current Charge was written before 6/16/14 School Board meeting on CIP – process is still guided by CB approved Charge, including goal to accommodate up to 1,300 seats
9. Looking 50 years into future, a school building would like be more vertical rather than spread out

10. Solar Panels – how will these work/be positioned and avoid conflicts with roof-top facilities such as athletic facilities?
11. School will have rooftop athletic facilities; basketball, tennis courts
12. Gymnasium may serve as possible fitness center
13. How would the community access the rooftop? Could be by public elevator

FIRE STATION

1. Does county have access to consultants to help design “urban” fire station and creatively meet requirements during this Siting process? Can more information be obtained – best practices or cutting edge considerations/alternatives – to help locate future fire station and other conceptual decisions as part of this process? This could help allocate space for other elements in planning study:
 - siting & frontage
 - drive thru
 - footprint
 - service vehicle staging
2. County DES Facilities staff will work with Fire/others as part of a future design phase to design and spec fire station proposal
3. Financing Fire Station – community benefits vs. bond funding? Charge assumes fire station is achieved with redevelopment as a community benefit; CIP does not include funding for this fire station
4. What is Service area for Fire Station #10?
5. Emergency Operations Center Relocation – collocate with Fire Station here?
6. Describe how access is determined and benefits to community

7-11 SITE

1. How does 7-11 property factor in?
 - Property is orphaned by APS site
 - Corner property; important area to complete pedestrian connections and streetscape improvements
 - County Right of Way at back of 7-11 lot
 - GLUP: Public designation; site is already planned for public uses in the future
2. Property owner will have opportunity to provide input