



Working Group Meeting #1: Orientation
June 21, 2014

(Comments updated 7.9.14)

PARTICIPANT SURVEY Thanks for your help and your ideas!

In your opinion, what opportunities do you think should be considered in this process? (Describe up to 3)

GENERAL

- Retail center – bring national and local retailers
- Optimizing goals met on site
- Connections to Realize Rosslyn
- New through-block street, or two, with garage entrances and possible fire dept access
- Achieve frontage on Wilson, including school
- Create Rosslyn’s “Place for People” by creating a cluster of vibrant retail shops, restaurants, and other amenities
- Opportunity to create an urban and urbane connection between upper & lower Rosslyn that extends activity and uses deeper into the R-B corridor
- Opportunity for creative & innovative thinking...to include rooftop open space as well as a new firehouse within a mixed use redevelopment

OPEN SPACE

- Open space for: 1) court & field games; 2) in-building recreation amenities
- Opportunity to create unique passive & active open space that is focused on pedestrians
- Neighborhood usage of open space and opportunities for dual school/community use
- To assure open space and provide updated park amenities, including a decent-sized playing field for the community
- Enhance the park, do not diminish it

SCHOOL

- If the School Board and the County Board exchanged properties, then redevelopment of publicly owned land would complement rather than conflict with existing development. The Rosslyn Highland Park would border Quinn St. and the new Wilson School would be built next to 1555 Wilson Blvd. More park land or land for the Pierce Street extension would be available if the firehouse shared a building with APAH at 18th St. and Quinn St.
- Urban school integrated with recreational space
- Develop a school on the site that accommodates less than 1,300 seats
- Preserve all or part of the existing historic Wilson School
- Do not preserve Wilson School building
- The preservation of Wilson School (incorporating the current building into additional wings)

- Redevelopment of older buildings
- Limit building height around Wilson School to Wilson's height and keep the historic core of Wilson
- Place a County Wide Program at a school on Quinn Street (Montessori) that has a wing extending to the Wilson Historic core

AFFORDABLE HOUSING

- Affordable housing
- Affordable housing needs/mixed income opportunities
- Opportunity to make a meaningful contribution towards achieving the affordable housing goals of the community
- Build housing (Keeping the rehabilitated Queens Court Apts) abutting the South wall of the South most Queens Court Apt building. Extend the building to the East most boundary of the Queens Court Apt land. Ingress from Key Blvd to underground parking.
- To modernize and increase the number of affordable housing units

FIRE STATION

- Fire station service area
- To update Firehouse #10
- Improve and modernize the fire station

What challenges do you think the planning team will face in meeting the Goals stated in the County Board Charge? (Describe up to 3)

GENERAL

- Too many goals; reduce objectives
- Too many needs – too small parcels
- Balancing for all uses: 1) site area; 2) FAR; 3) public benefit dollars... How to fit???
- Time horizon – planning for 30 years
- Stakeholders openness to new and fresh ways to meet common goals
- Satisfying all stakeholders sufficiently by creating a mixed use environment that genuinely excites the community
- Too much reliance on developer to pay for all capital expenses. Too much planned for too small a space. Need to prioritize. It seems to be difficult to remember that this area acts as a transition and a buffer to a much lower density and historic area. It is not just urban; the transition actually happens within the study area.

BUILDING FORM

- Making recommendations on building heights and massing without an updated Rosslyn Sector Plan for guidance
- Height/density
- Keeping the solar orientation of the Wilson land and building height controlled on the Wilson Blvd side of the Property.

OPEN SPACE

- Lack of clarity in open space goals. With a large park and existing field, those spaces are going to be lost through the current Charge. Going from approx. 90K SF of open space to 35K.
- Creation of green park of significant size
- Space is extremely limited considering all that is proposed in the CB charge. After the meeting I went and stood in the middle of the open space, as Jennifer Zeien suggested doing- the size of the space to work with is not large. My emphasis on significant open space and the need for a playing field in the WRAPS study area is chiefly based on the fact that based on 2010 population figures RAFOM (11,500), North Rosslyn (2,500), and Colonial Village (2,600) together comprise **8%** of the population of Arlington County. Currently the only playing field is in the WRAPS area.

SCHOOL

- School Board decision effects ability to achieve objectives
- APS uncertainty over use of their property, and insistence on keeping “their” property sacrosanct
- The plan for school bus access needs to be one of our considerations. Based on the issues in my neighborhood with the Ashlawn construction and bus issues. Without early planning, some of the open space may be compromised later if bus routes and drop offs are not considered.
- Having to wait until December 31, 2014 for a final decision from the School Board on the Wilson School site
- Deciding on how to achieve a new school with less than 1,300 seats and preserving all or part of the ex. Wilson School
- Clarity on what APS plans for its site & the resulting APS open space and recreational facilities that would benefit the community
- Reconciling the APS need for pupil seats with a county wide program at Wilson. Perhaps build the Middle School on the Stratford property.

AFFORDABLE HOUSING

FIRE STATION

- Building over the fire station and keeping the Rosslyn Highlands Park and Area for fire equipment inspection.

Are there any specific topics that you would like to have addressed at future Working Group meetings?

GENERAL

- Realize Rosslyn (2)
- How are we paying for all the items we are looking at
- A game: “fitting” everything in
- Neighborhood feedback
- Redevelopment of 1555 Wilson
- Impact of density on parking. Specifically, discuss the opportunity to utilize shared parking strategies so as not to over-build parking in general and to not overburden affordable housing specifically
- Capital funding options for the fire house and the park.

- If 7-11 goes away, how will we fit a new one or equivalent into the study area? The possibility of affordable retail that serves the people in the surrounding area.
- The preservation of polling places.

OPEN SPACE

- SF breakdown of each open space amenity (field, BB court, playground, passive area) on the site
- Specific open space activities that should be considered in the redevelopment and how the appropriate recreational uses/activities have been or should be identified
- The need for both active and passive uses for the park and open space.

SCHOOL

- Transportation plans related to new school
- Will the school board be amenable to considering a smaller school at Wilson and the larger 1300 pupil-seat at another site perhaps building a new building on the larger Stratford site while keeping the Historic Core of the Stratford building until disposition is determined?
- Although it is an APS decision, is this really the best site for a public school? It is a downtown area, and on a busy street. The area will continue to urbanize. It is prime real estate. There must be a park, a fire house, and affordable housing here, but a school?

FIRE STATION

- Colocation of County EOC with new FS – 13 staff, 35K SF
- Phasing & County timeline for the new firehouse development after County Board approval of the Area Plan

What additional questions or comments do you have?

- More clarity on transportation: must have vs. nice to have
- Why is school site limited to school-owned property? This is an arbitrary constraint. Property swap is feasible.
- Please dispense with the term “open space” – be specific! Plaza, green park, ball field, playground, etc.
- We believe this is a great opportunity for Rosslyn & Arlington to meet the varied needs of the community. Given the significant expected cost, the benefits needs to be appropriately balanced with the economic opportunity to position the project for success commercially as well as for the tax payers and multiple stake holders.
- Thank you for the WRAPS Study
- 1) The 25 spaces needed for Firehouse #10 personnel's vehicles- could underground parking be built under the new firehouse to accommodate them, or included in the Penzance new building's underground parking? This might be an opportunity to free up additional space. 2) What hours would the school's playing fields be available to the public for use on days when school is in session? 3) As population and urbanization increase in the next decades, there will be ever greater demands on this limited space. For example, if a school is built on the site, what happens when future expansion is required, or a larger firehouse is needed? 4) The community probably does not need a regulation-sized playing field, just something nice for pick-up games, kicking/throwing a ball, frisbee etc. around. A big field will attract users from outside the area, which could be a problem.

- The decision of APS to retain the Wilson site is critical. APS recognized that it is time to educate our children, not to be in the real estate business. The land needs to be used for a school in what is an underserved area (an area that is inviting more and more families to move in). The school should continue to share its facilities with the community. The fire house is the most important use in the study area. Seconds count when you are talking about response times, and the fire house must have priority for Wilson Blvd access.
- We should preserve the character of Queens Court apartments while expanding the number of affordable units.