



# WRAPS

WESTERN ROSSLYN AREA PLANNING STUDY

## Public Workshop

### Agenda:

- I. Opening Remarks
- II. Overview of Study
- III. Review of Concept Plans
- IV. Q&A
- V. Break
- VI. Table Exercises
- VII. Wrap Up
- VIII. Adjournment

November 8, 2014  
Key Elementary  
School



ARLINGTON  
VIRGINIA



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WESTERN ROSSLYN AREA PLANNING STUDY

Overview / Background



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# County Board Charge

- A multi-story secondary school with up to 1,300 seats;
- Recreation and open space that is up to 60,000 square feet in size; which could include athletic field(s) and interior space within the school to be jointly by the school and the community, and other open space that replaces the existing playground and basketball court within Rosslyn Highlands Park or provides similar needed passive or active park and recreational amenities for use by the community;
- A new fire station;
- Affordable housing;
- Energy efficiency / sustainability; and
- Economically viable, urban and vibrant development with a mix of uses, heights and densities that support achieving County goals, and
- Effective multi-modal transportation facilities and services.



# County Board Charge

- New secondary school will be located w/in APS property
- School development will consist of:
  - Up to 175 feet in height, including rooftop recreation space / mechanical equipment
  - Building spaces and outdoor amenities that will be available for use by the general public during non-school hours/functions
    - Athletic field(s)
    - Other outdoor space totaling 30,000 – 35,000 sf

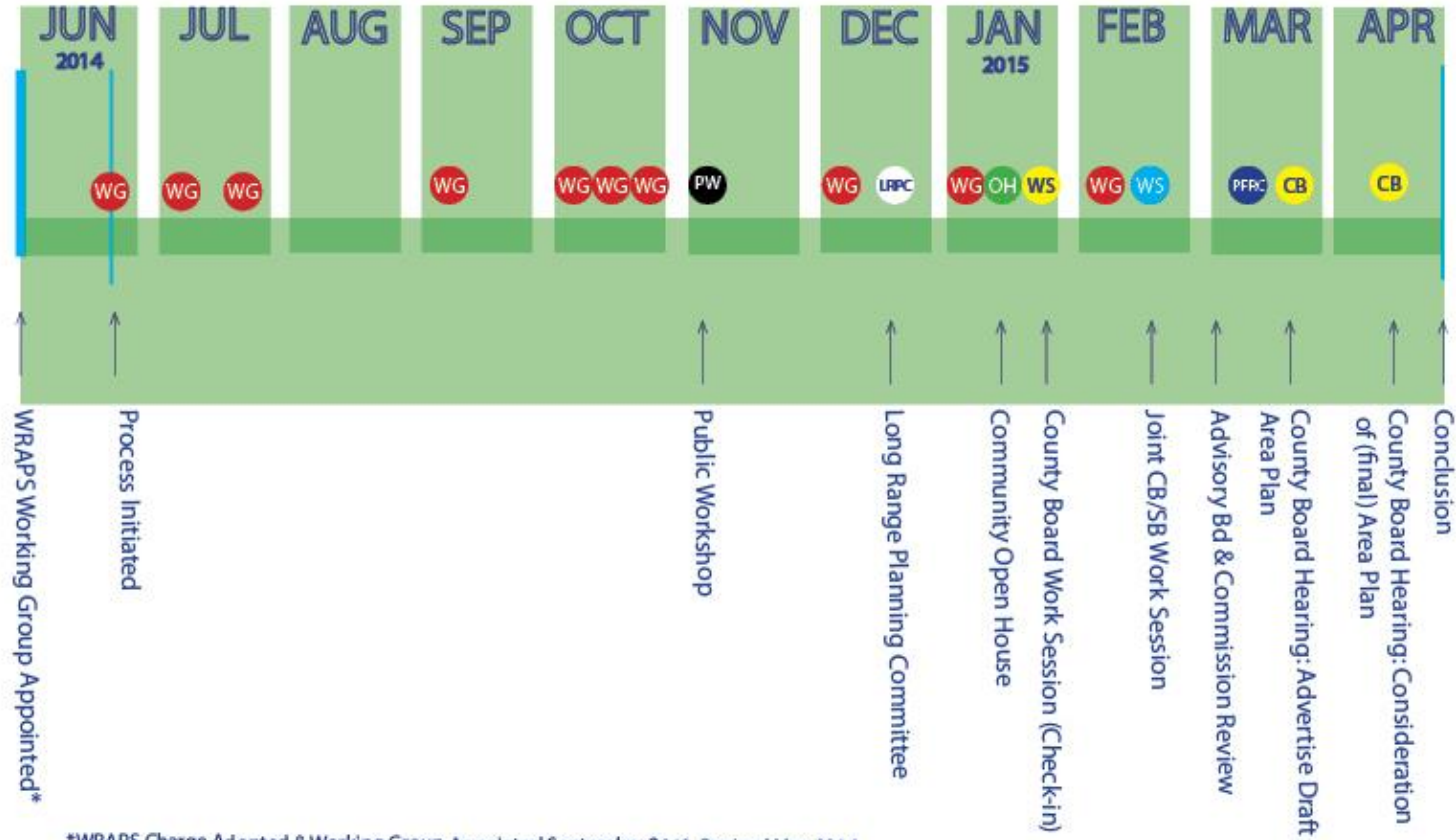


# Working Group

Steve Cole - Chairman	Planning Commission
Ginger Brown	Planning / Housing Commission
Katie Elmore	North Rosslyn Civic Association
Dennis Gerrity	Colonial Village III Homeowners Association
Pamela Gillen	Economic Development Commission
Erik Gutshall	Planning Commission
Paul Holland	Park & Recreation Commission
Stan Karson	Radnor - Ft. Myer Heights Civic Association
Kelly King	Building Level Planning Committee
Gerry Laporte	Historical Affairs and Landmark Review Board
Andrew McIntyre	Penzance Companies
Heather Obora	Public Facilities Review Committee
Carmen Romero	APAH
Paul Rothenburg	Rosslyn Business Improvement District (BID)
Alex Sanders	Environment & Energy Conservation Commission (E2C2)
James Schroll	Transportation Commission
Denny Truesdale	Emergency Preparedness Advisory Committee
Jay Fiset	County Board Liaison
Abby Raphael	APS Board Liaison



# Schedule



\*WRAPS Charge Adopted & Working Group Appointed September 2013. Revised May 2014.



# Overall Schedule

## November

- Public Workshop

## December

- Working Group Meeting
- Long Range Planning Committee

## January

- Working Group Meeting
- Public Open House
- County Board Work Session

## February

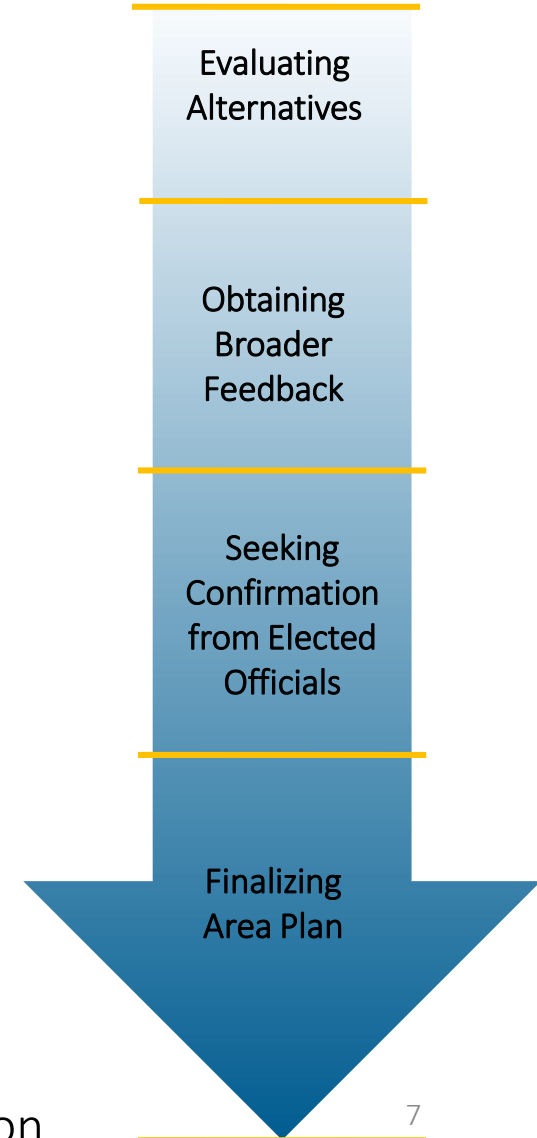
- Working Group Meeting
- Joint CB / SB Work Session

## March

- Long Range Planning Committee
- Civic and Advisory Group Review
- Draft Area Plan Advertised

## April

- Draft Area Plan Considered for Adoption





# Next Steps

## December 8<sup>th</sup> Working Group Meeting

- Review feedback from Public Workshop
  - Respond to questions/challenges that were raised
  - Provide further analysis
- Present refinements to preferred Concept Plan Alternative(s)
- Begin identifying / discussing implementation steps and other recommendations
  - Urban design
  - Land use / zoning
  - Transportation
  - Phasing
  - Etc.





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Guiding Principles



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# Guiding Principles

- Use / Density / Affordable Housing
  - Create a “place”; mix of public/private uses; retail activation along Wilson Blvd
  - Expand availability of affordable housing
  - Leverage private development
  - New school
- Height / Building Form
  - Concentrate taller buildings along eastern portion
  - Foster pedestrian comfort
  - Encourage building heights /massing to achieve study’s goals



# Guiding Principles

- Architecture / Historic Preservation
  - Design architecturally notable public buildings
  - Incorporate or reference the 1910 Wilson School and Queens Court buildings
  - Design private buildings to be inspiring; with high quality materials that complement surrounding buildings
- Public Realm / Streetscape / Urban Design
  - Effectively frame Wilson Blvd
  - Locate parks, plazas, spaces for visibility, access and maximum use
  - Design 18<sup>th</sup> Street to support neighborhood circulation; wider sidewalks



# Guiding Principles

- Public Realm / Streetscape / Urban Design (cont.)
  - Locate public facilities strategically and prominently
  - Design study area to facilitate safety and security, including student safety
  - Create smaller, walkable blocks
  - Compliment changes to surrounding area; Realize Rosslyn
- Open Space & Recreation
  - Maximize size of contiguous areas; ensure flexibility
  - Maximize the amount and flexibility of natural areas
  - Provide for organized active recreation – field space
  - Consideration of including existing activities (playground / basketball)
  - Use roofs and indoor spaces of public buildings, where possible



# Guiding Principles

- Sustainability
  - Maximize tree canopy and pervious surfaces
  - Encourage the use of green building techniques
  - Strive to achieve school design that results in net zero energy usage
  - Strive to optimize energy integration within the study area, considering designs and technologies, including district energy and renewable energy sources
- Shared / Joint Use
  - Promote shared use facilities where feasible
  - Promote shared use of roof amenities; visibility



# Guiding Principles

- Circulation / Access / Loading / Parking
  - Strive to minimize fire/emergency response time
  - Increase pedestrian and bicycle access
  - Minimize curb cuts and vehicle/pedestrian conflicts
  - Incorporate wayfinding
  - Expand the street grid through the study area
  - Minimize conflicts between neighborhood traffic, emergency responders, school bus and private vehicle drop-off, parking & loading functions, and pedestrians
  - Encourage shared, underground parking
  - Locate parking and loading access on secondary streets or alleys



# Guiding Principles

- Other Principles
  - Develop a site design that can be phased; uninterrupted fire/emergency response
  - Consider proposals that include real property exchanges

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WESTERN ROSSLYN AREA PLANNING STUDY

Preliminary Concept Plans



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# Assumptions

- ❖ Concept Plans are consistent with the County Board Goals and Guiding Principles
- ❖ Convenience store would vacate site
- ❖ Through-block connection is necessary
- ❖ Public facilities in each Concept:
  - Fire Station floorplate: 10,600 sf (120x85)
  - School floorplate: ~31,000 sf (120x256)
  - Through-block multi-modal connection: character can be refined, based on uses in final Concept
- ❖ Co-located fire station
- ❖ Typical / standard floorplates for private development

# Assumptions (cont.)

- ❖ East-west school orientation to maximize solar exposure and classroom lighting
- ❖ Underground parking
- ❖ Height:
  - School: Per charge, up to 175 feet
  - APAH site: A range of 6-14 stories; general vicinity includes 3-14 stories
  - Penzance / County site: A range of heights consistent w/ “Peaks & Valleys” approach in Realize Rosslyn Study
    - Schemes suggest this as a “Peak” location
    - Office building taller than residential building, to provide tapering, varied skyline
    - Height permits achievement of study goals

# Key Framework Elements

- ❖ Locate fire station to minimize conflicts
- ❖ 2 potential school building locations w/in APS property
- ❖ Open spaces:
  - Field (school)
  - Multipurpose/flexible (public)
  - Maximize contiguity
- ❖ Tallest heights in the eastern portion of the study area
- ❖ Expand street grid (street and/or alleys)
- ❖ Green / landscaped 18<sup>th</sup> Street
- ❖ Prominent civic buildings

# Community Benefit / Economic Viability

- ❖ New special exception development mitigates impacts of development on immediate and surrounding areas
  
- ❖ Typically, County receives funding to defray these costs or the developer makes improvements directly
  
- ❖ Common elements include:
  - Infrastructure improvements and other public facilities
  - Affordable housing
  - Open space
  - Green building designs
  
- ❖ For this study area, the Charge assumes that private redevelopment would be viable and its funding contributions would cover some/all costs associated with:
  - Rebuilding Fire Station #10
  - Park improvements
  - Increased affordable housing
  - Etc.

# Development Constraints / Considerations

- ❖ A slightly offset through-block connection (east or west of existing Pierce St.) may have negative traffic impacts
- ❖ Locating the fire station on Wilson at Pierce Street would have negative traffic impacts; limit retail frontages
- ❖ Range of market-rate development w/in mixed-use development area is approximately 800,000 – 1,000,000 sf

# Concept Plans / Illustrative Massing Models

## ❖ Concept Plans

- Show how site's basic elements are organized
  - Transportation infrastructure (pedestrians, bicycles, vehicles)
  - Buildable areas by uses
  - Open space

## ❖ Massing Models

- Show one illustrative way sites could be built out – many options could be built
- Useful in examining relationships between buildings (height / bulk)
  - Layout / configuration and uses
  - Scale of development
  - Integration of uses / elements
  - **But... they are not architecture**

# Concept Plans / Illustrative Massing Models

## *Editor's Note:*

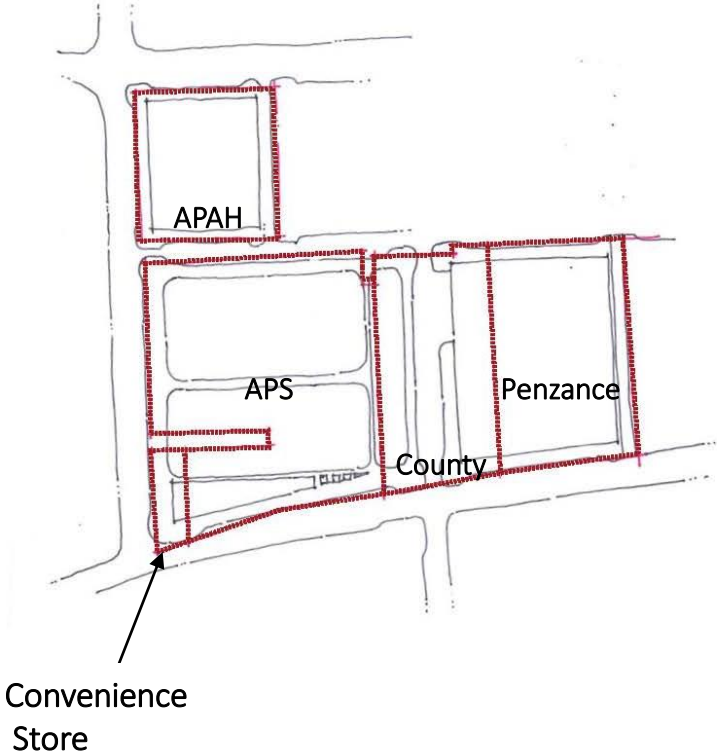
*The following Concept Plans are not intended to be reviewed in their entirety as alternative solutions, but rather each should be viewed as a collection of somewhat independent ideas and concepts arranged within the study area.*

*At the Public Workshop held on November 8<sup>th</sup>, attendees were asked to identify the components within each Concept Plan, if any, they could support. Some of the components/ideas we sought input on included:*

- the location of the school w/in the APS parcel;*
- the location of the fire station;*
- alignment of a through-block street connection;*
- building heights; and*
- open space configurations*



# Orientation



# Concept 1

**SCHOOL:** Along 18<sup>th</sup> Street

**OPEN SPACE:** Contiguous areas, along Wilson Blvd & Pierce Street

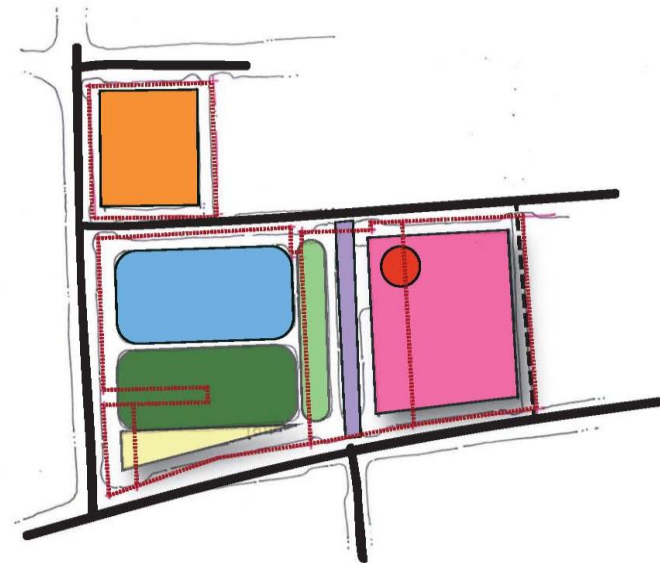
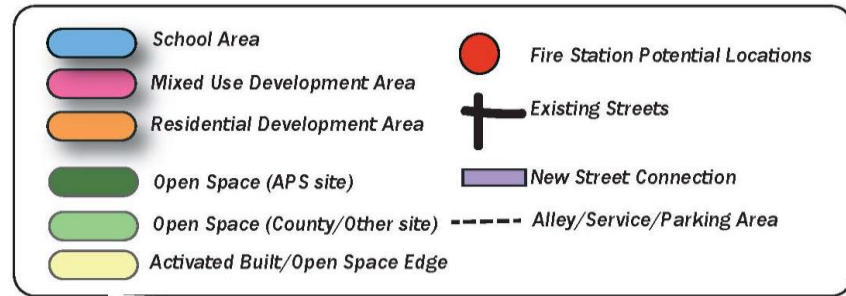
- **SCHOOL SPACE:** ~39,000 sf (accommodates 6x6 soccer)
- **PUBLIC OPEN SPACE:** ~14,000 sf

**WILSON EDGE:** Field set back from street; activated urban edge (kiosks, field access, hardscape, seating, canopy, etc.)

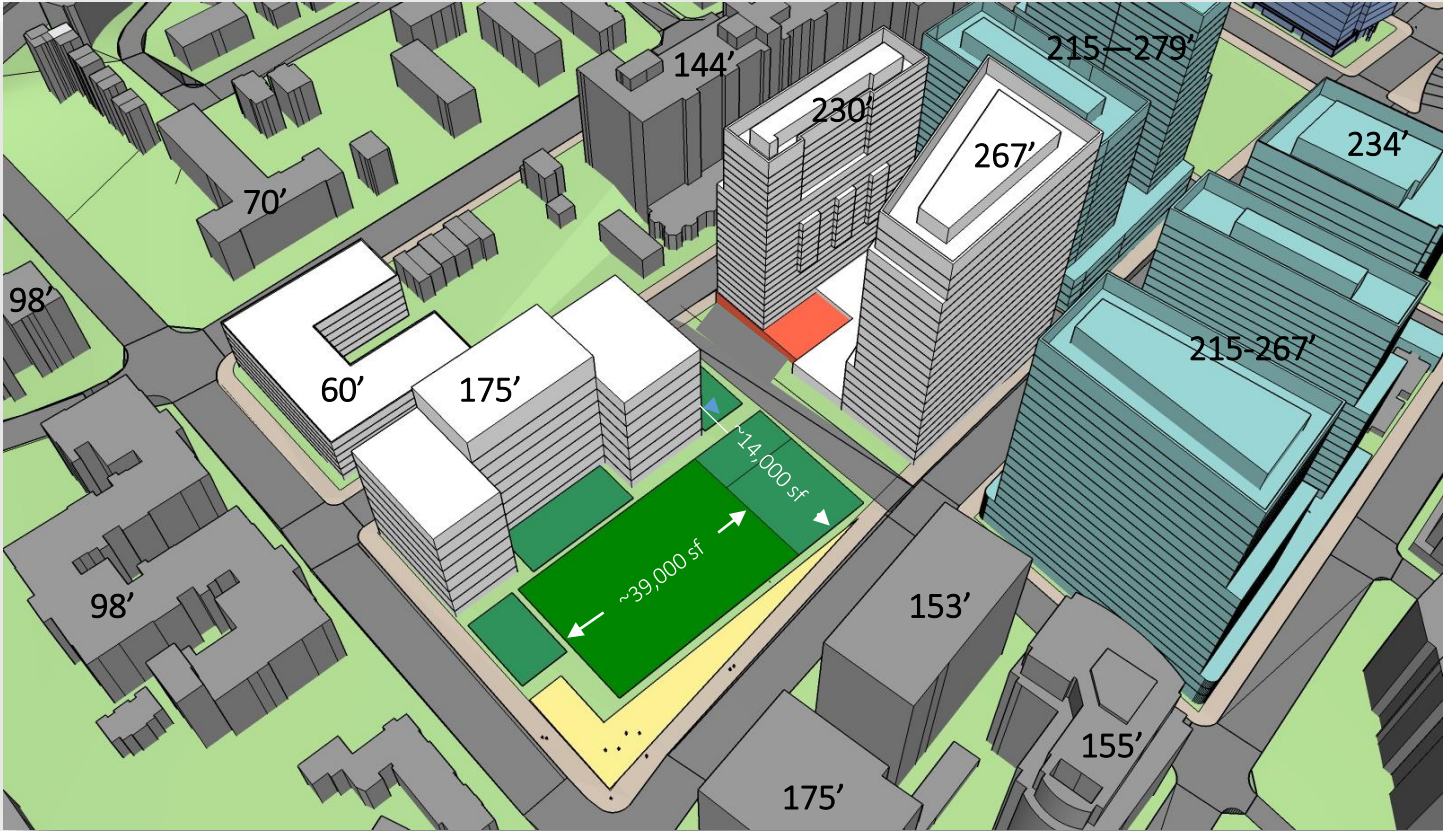
**FIRE STATION:** Co-located w/in mixed-use development area

**THROUGH STREET:** Aligned w/ existing Pierce Street

**PRIVATE DEVELOPMENT:** mix of office & residential uses



# Concept 1 – SW View



MIXED USE DEVELOPMENT AREA: Lower density level

# Concept 2

**SCHOOL:** Along 18<sup>th</sup> Street

**OPEN SPACE:** Contiguous areas, along Wilson Blvd & Pierce Street

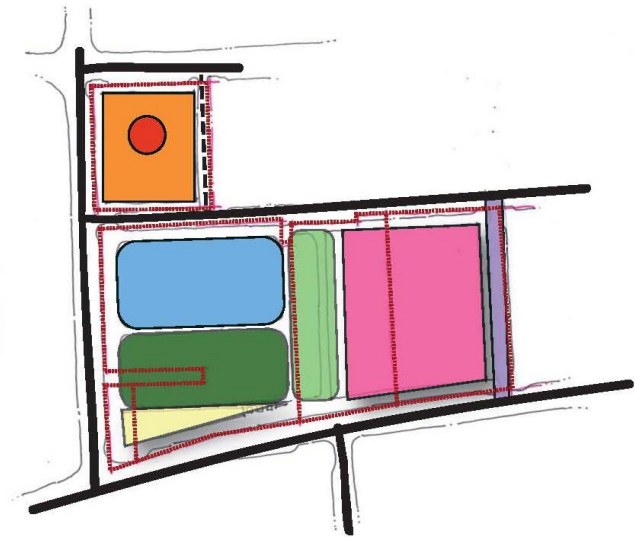
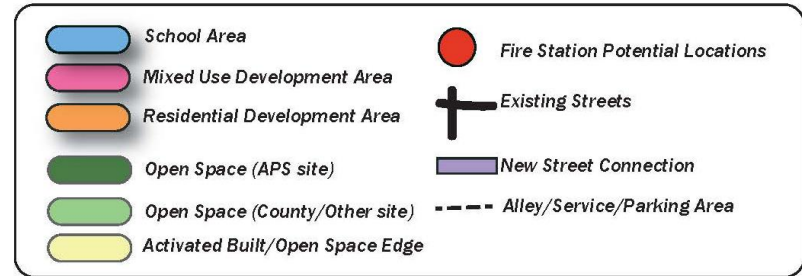
- **SCHOOL SPACE:** ~39,000 sf (accommodates 6x6 soccer)
- **PUBLIC OPEN SPACE:** ~22,500 sf

**WILSON EDGE:** Field set back from street; activated urban edge (kiosks, field access, hardscape, seating, canopy, etc.)

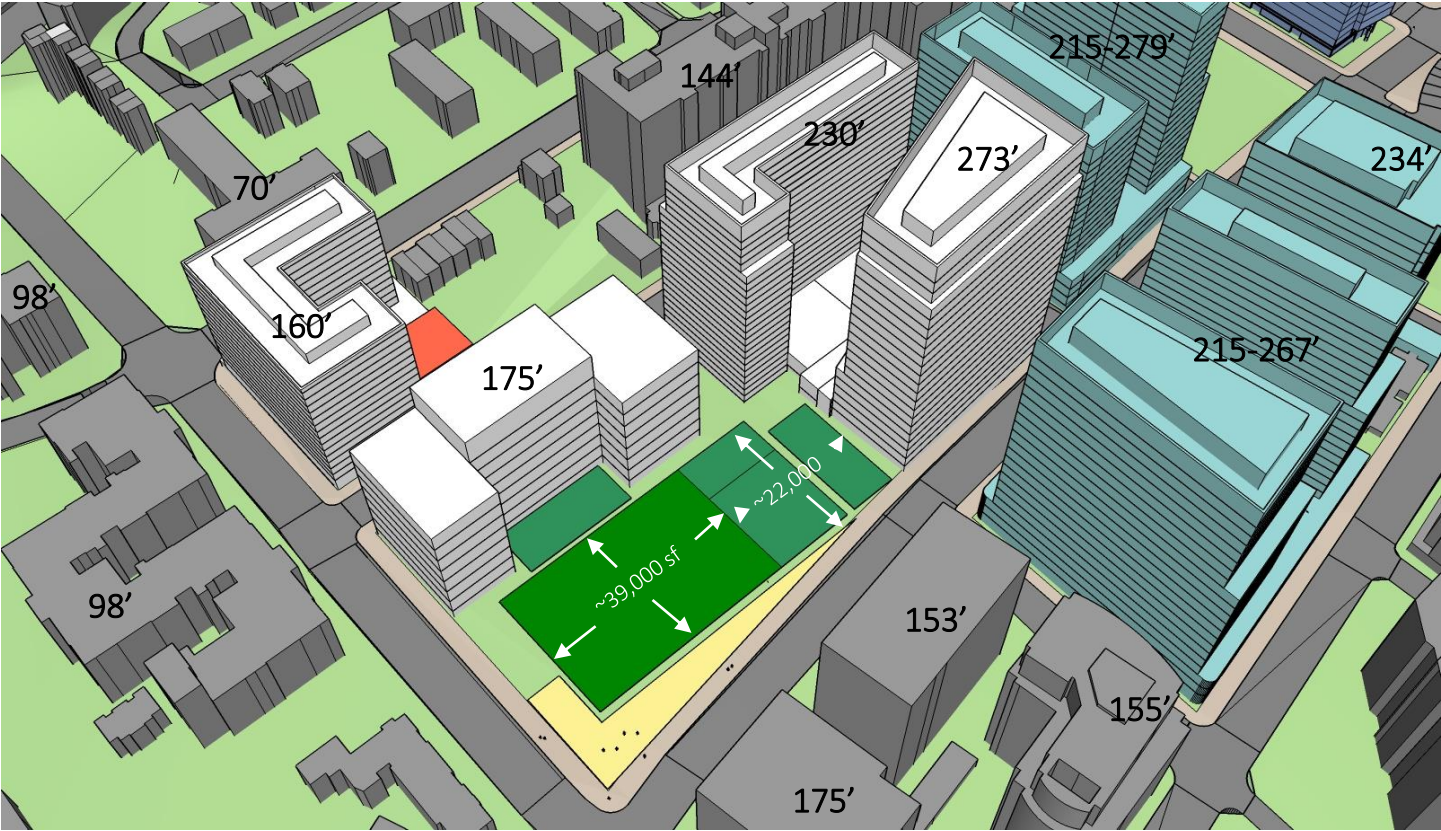
**FIRE STATION:** Co-located w/in residential development area

**THROUGH-STREET:** Aligned at eastern boundary of Penzance property

**PRIVATE DEVELOPMENT:** mix of office & residential uses



# Concept 2– SW View



MIXED USE DEVELOPMENT AREA: Higher density levels

# Concept 3

**SCHOOL:** Along Wilson Blvd

**OPEN SPACE:** Contiguous areas, along 18<sup>th</sup> Street

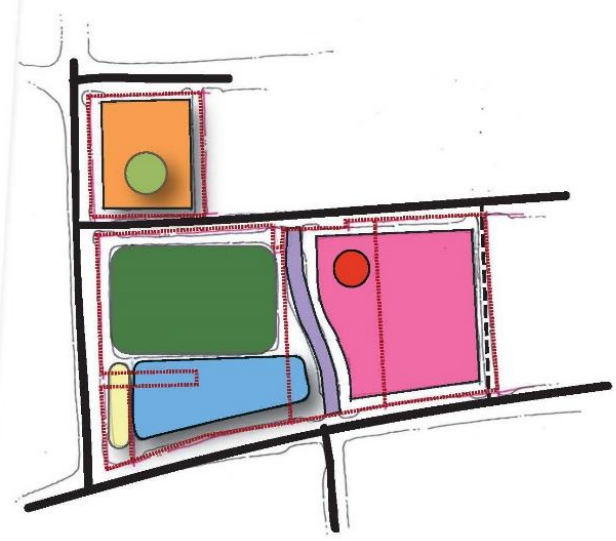
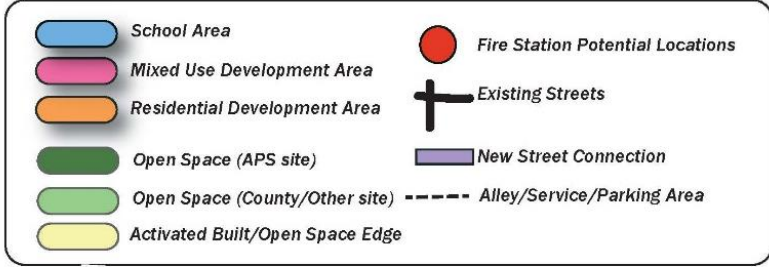
- **SCHOOL SPACE:** ~60,000 sf (accommodates 6x6 soccer)
- **PUBLIC OPEN SPACE:** w/in residential development area; playground ( approx. 8,000 - 9,000 sf)

**QUINN ST EDGE:** Activated urban edge (kiosks, field access, hardscape, seating, canopy, etc.)

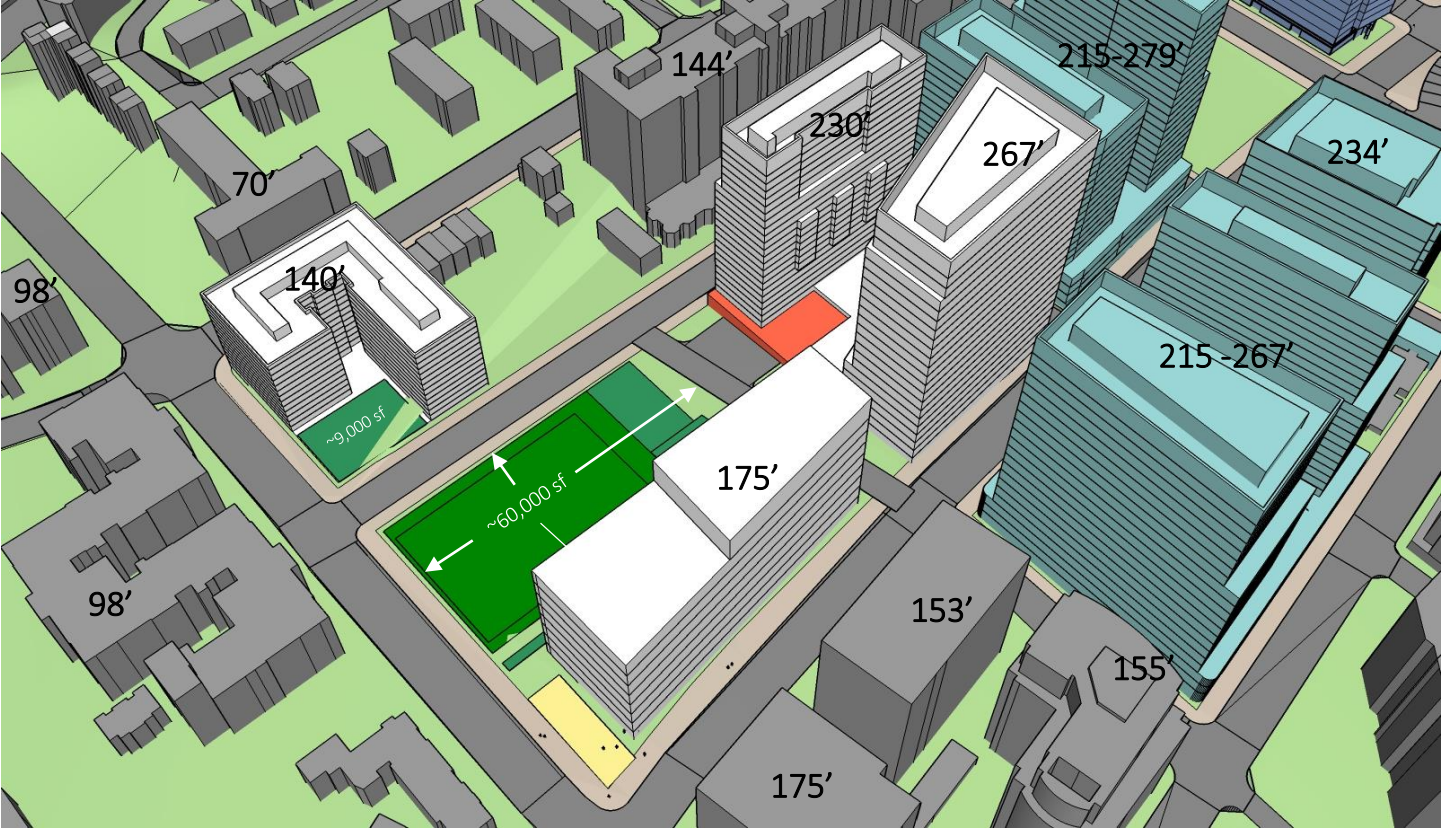
**FIRE STATION:** Co-located w/in mixed-use development area

**THROUGH-STREET:** Aligned at existing Pierce Street

**PRIVATE DEVELOPMENT:** mix of office & residential uses



# Concept 3– SW View



MIXED USE DEVELOPMENT AREA: Moderate density levels

# Concept 4

**SCHOOL:** along Wilson Boulevard

**OPEN SPACE:** Contiguous area, largest area, along 18<sup>th</sup> Street

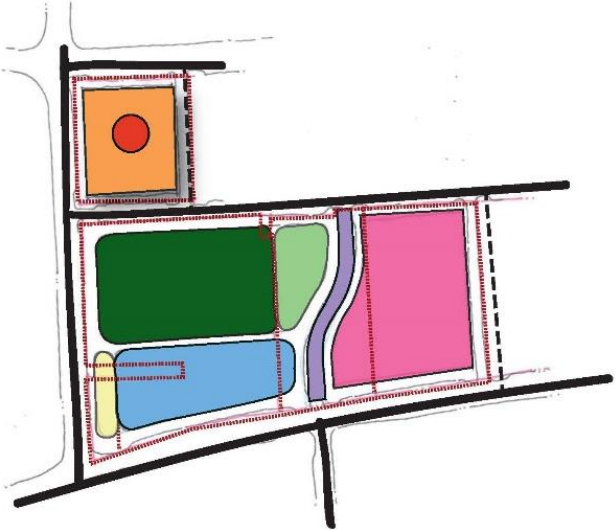
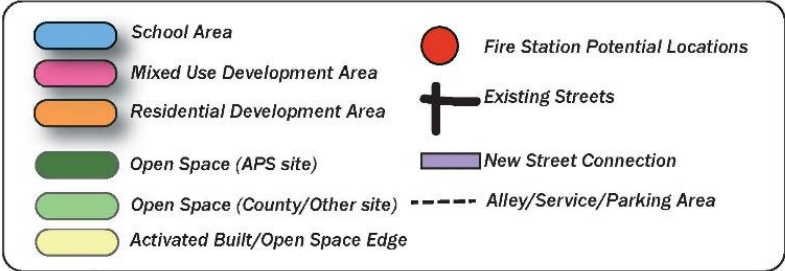
- **SCHOOL SPACE:** ~65,000 sf (accommodates 6x6 soccer or Ultimate when combined with additional open space)
- **PUBLIC OPEN SPACE:** ~15,000 sf

**QUINN ST EDGE:** Field set back from street; activated urban edge (kiosks, field access, hardscape, seating, canopy, etc.)

**FIRE STATION:** Co-located w/in residential development area

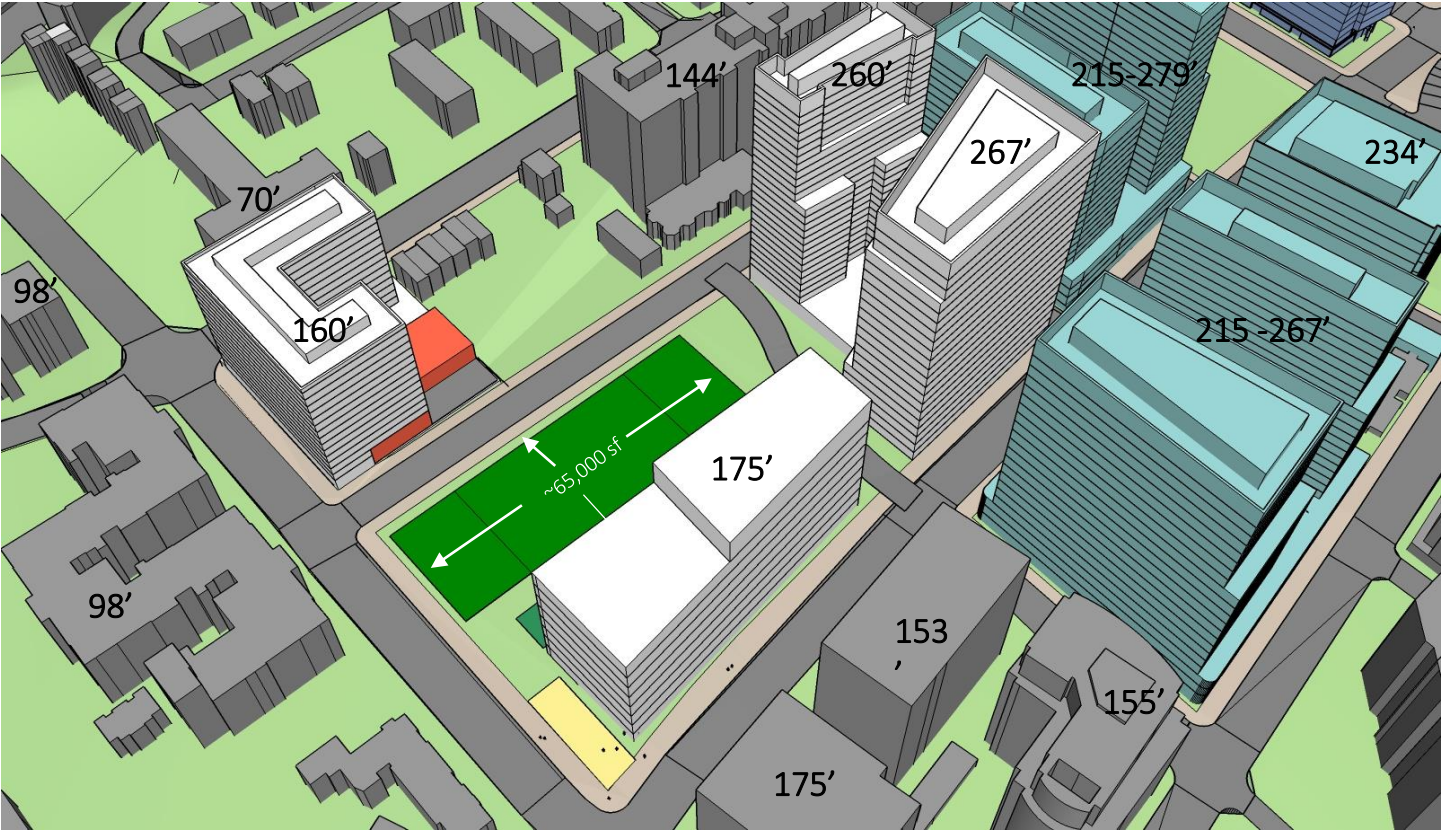
**THROUGH-STREET:** Aligned at existing Pierce Street

**PRIVATE DEVELOPMENT:** mix of office & residential uses



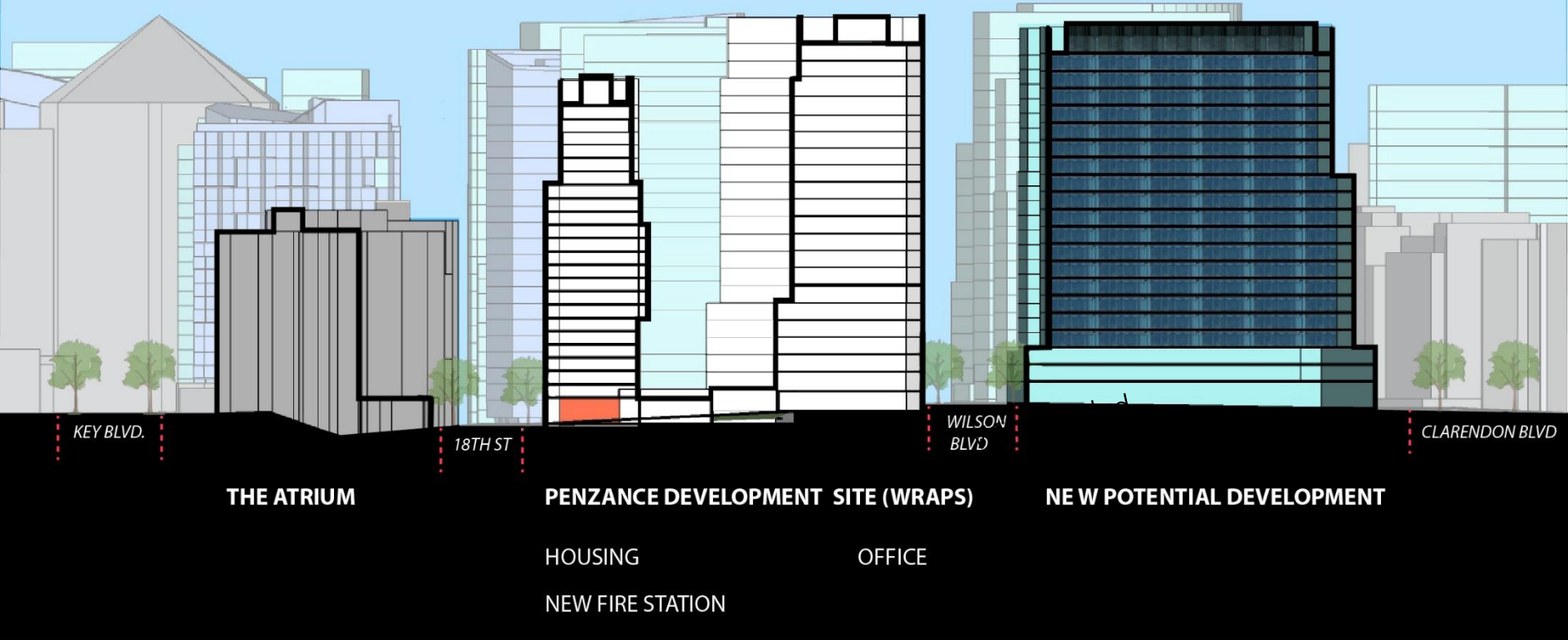
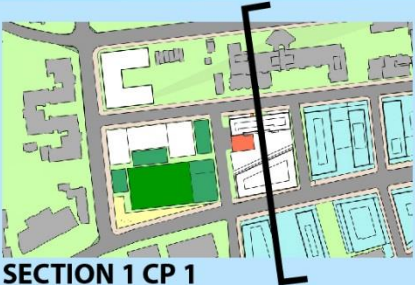


# Concept 4– SW View



MIXED USE DEVELOPMENT AREA: Lower density levels

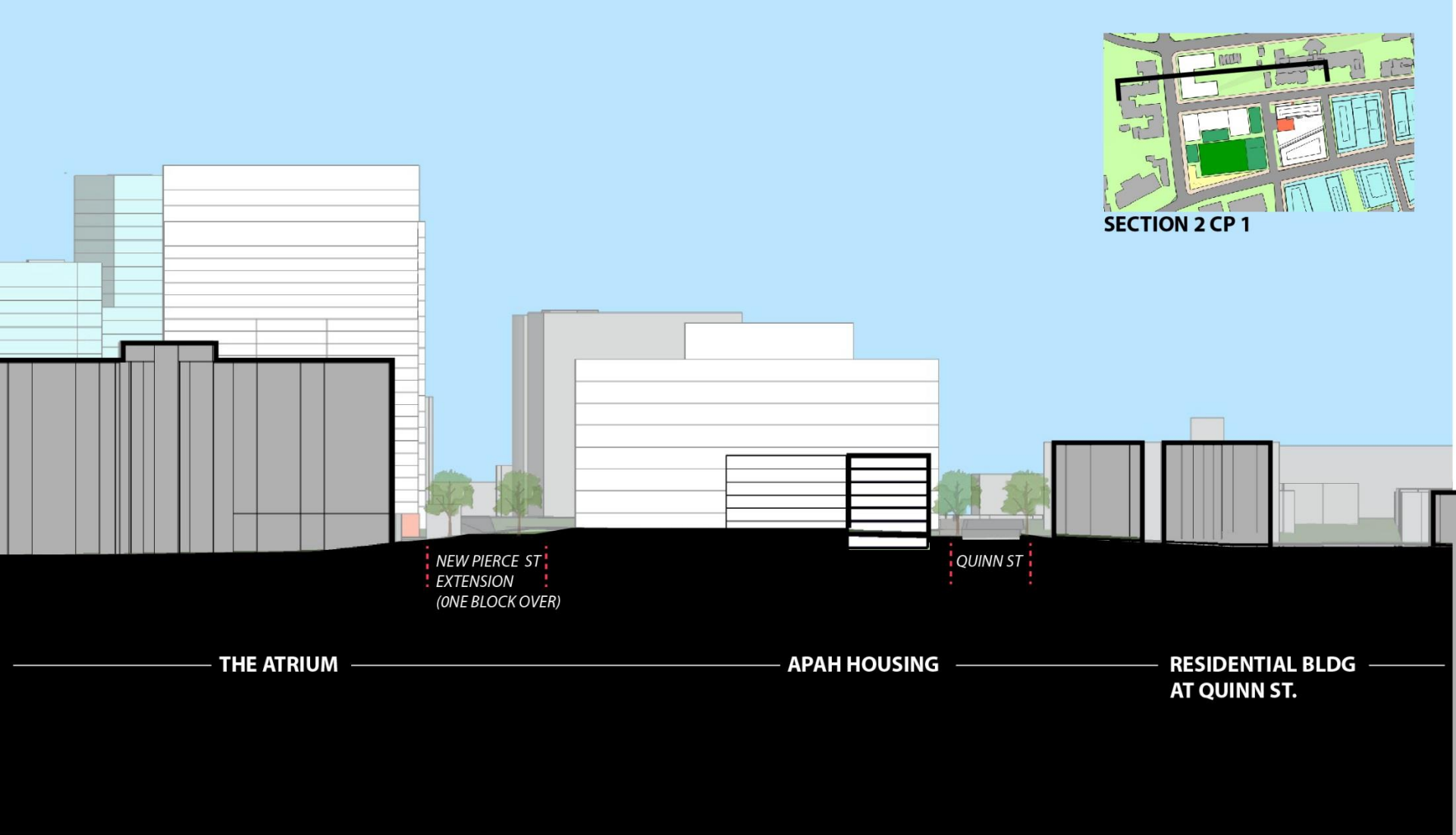
# Cross Section – Concept 1



# Cross Section – Concept 1



SECTION 2 CP 1



NEW PIERCE ST  
EXTENSION  
(ONE BLOCK OVER)

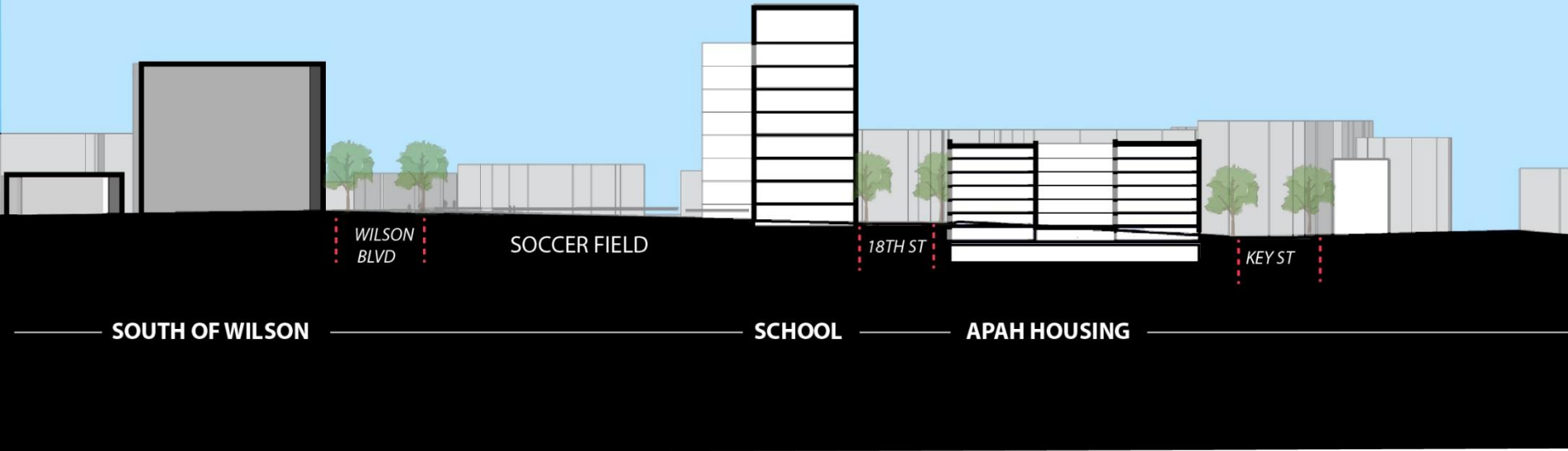
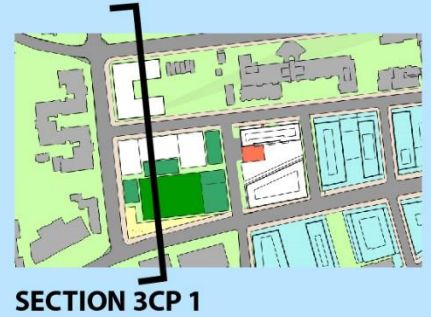
QUINN ST

THE ATRIUM

APAH HOUSING

RESIDENTIAL BLDG  
AT QUINN ST.

# Cross Section – Concept 1



Questions?



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Break



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Table Exercises



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Wrap Up



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