



Working Group Meeting
Public Workshop Preview
November 6, 2014

Agenda

- Review of Preliminary Concept Plans
- Q & A
- Preparing for Saturday's Workshop
- Adjournment

County Board Goals

- 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 used 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;
- 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.

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 contiguousness
- ❖ Tallest heights in the eastern portion of the study area
- ❖ Expand street grid (street and/or alleys)
- ❖ Green / landscaped 18th 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 and 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

Orientation



Concept 1

SCHOOL: Along 18th Street

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

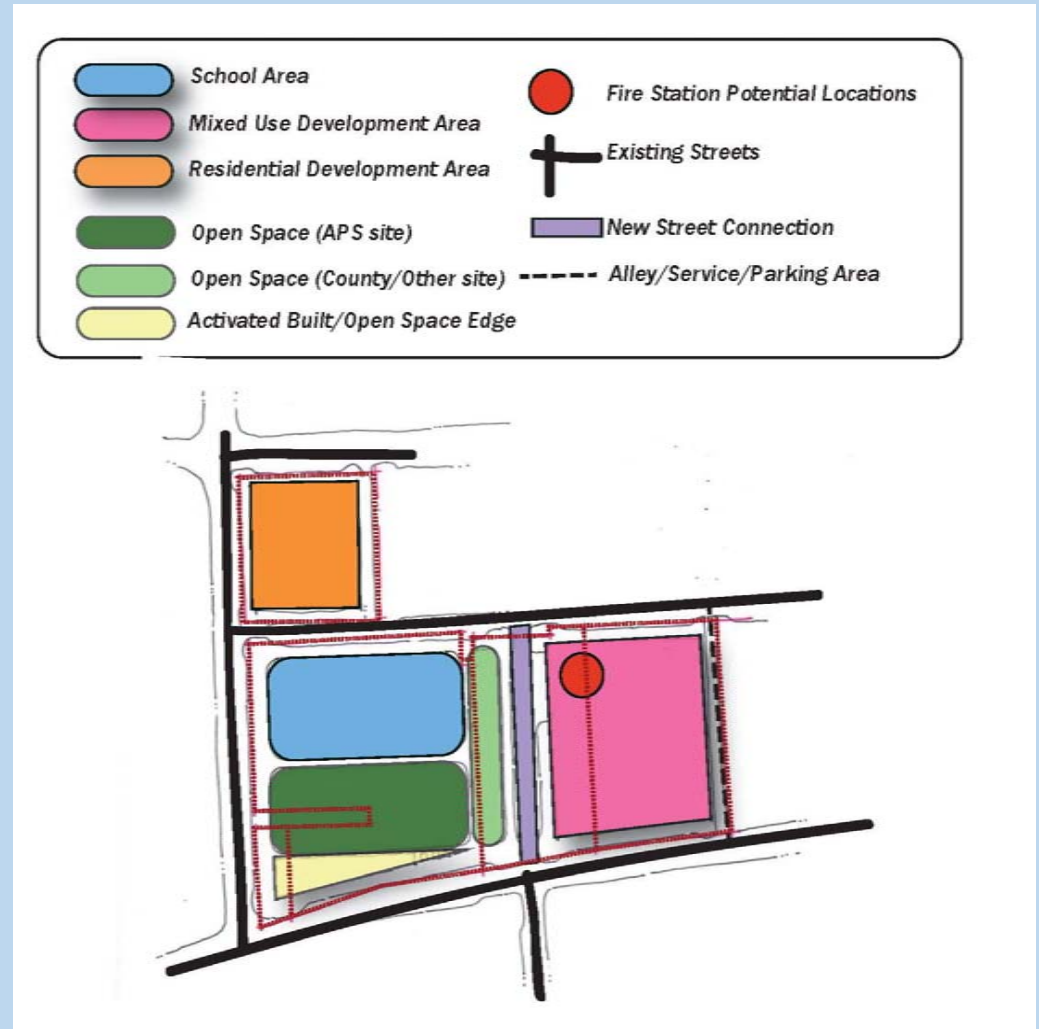
- SCHOOL SPACE: ~39,000 sf (accommodates 6x6 soccer)
- ADD'L OPEN SPACE: ~14,000 sf

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

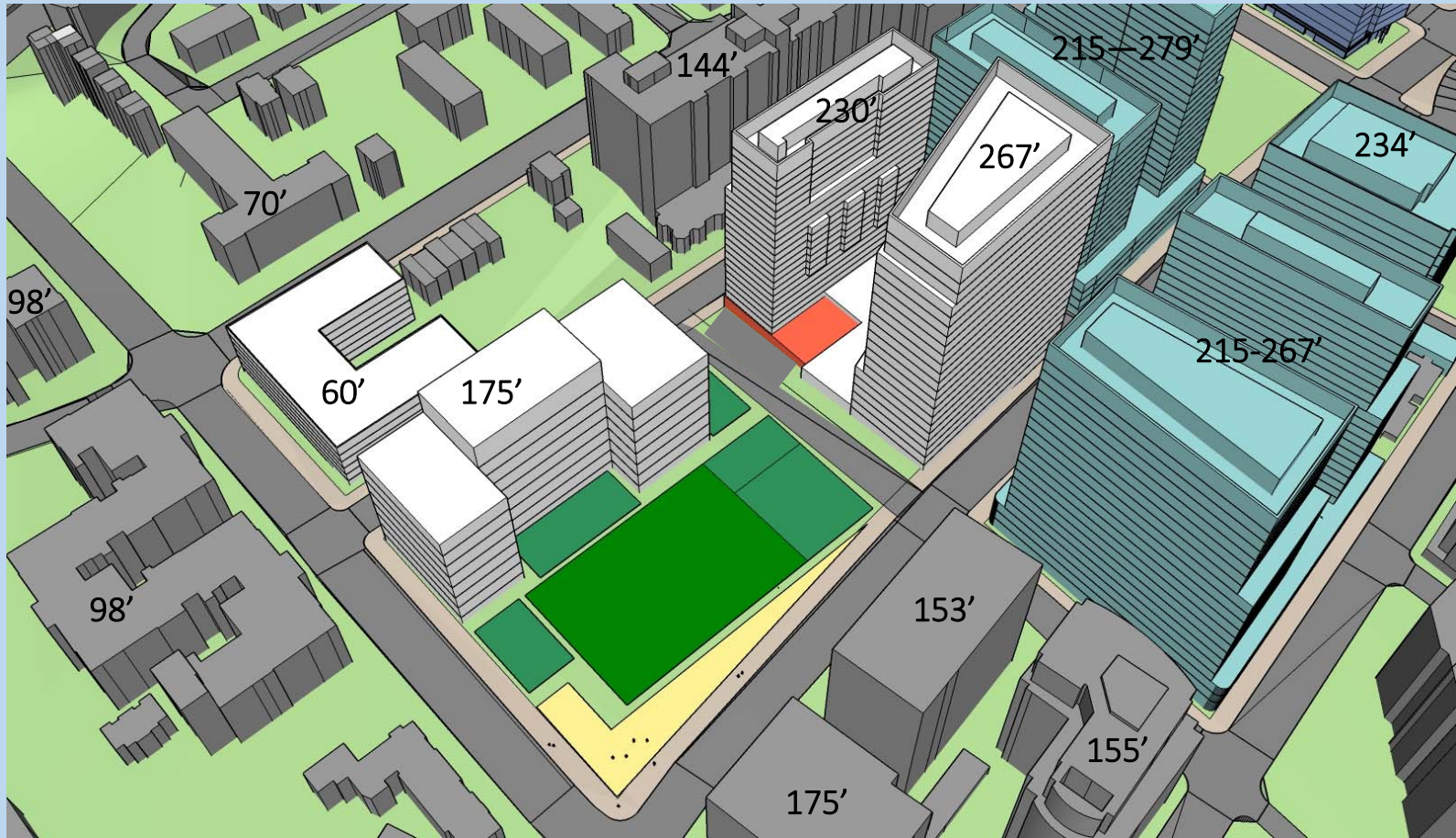
FIRE STATION: Co-located w/in mixed-use development area

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 18th Street

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

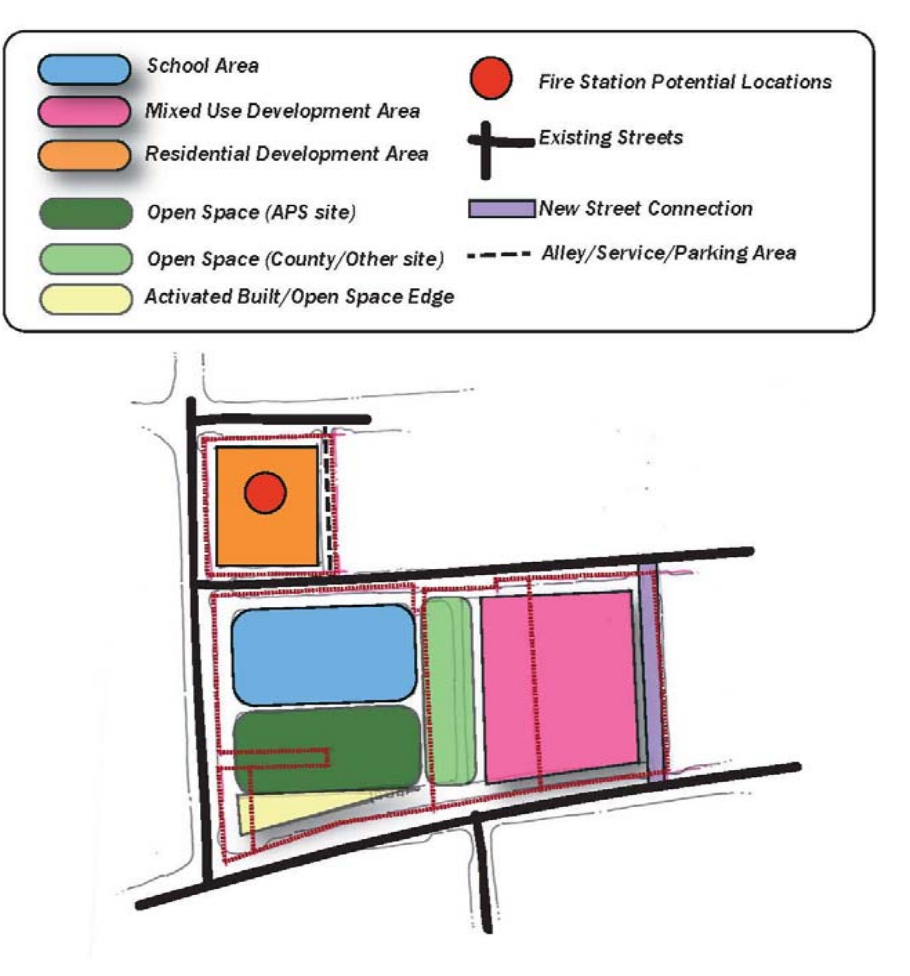
- **SCHOOL SPACE:** ~39,000 sf (accommodates 6x6 soccer)
- **ADD'L OPEN SPACE:** ~22,500 sf

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

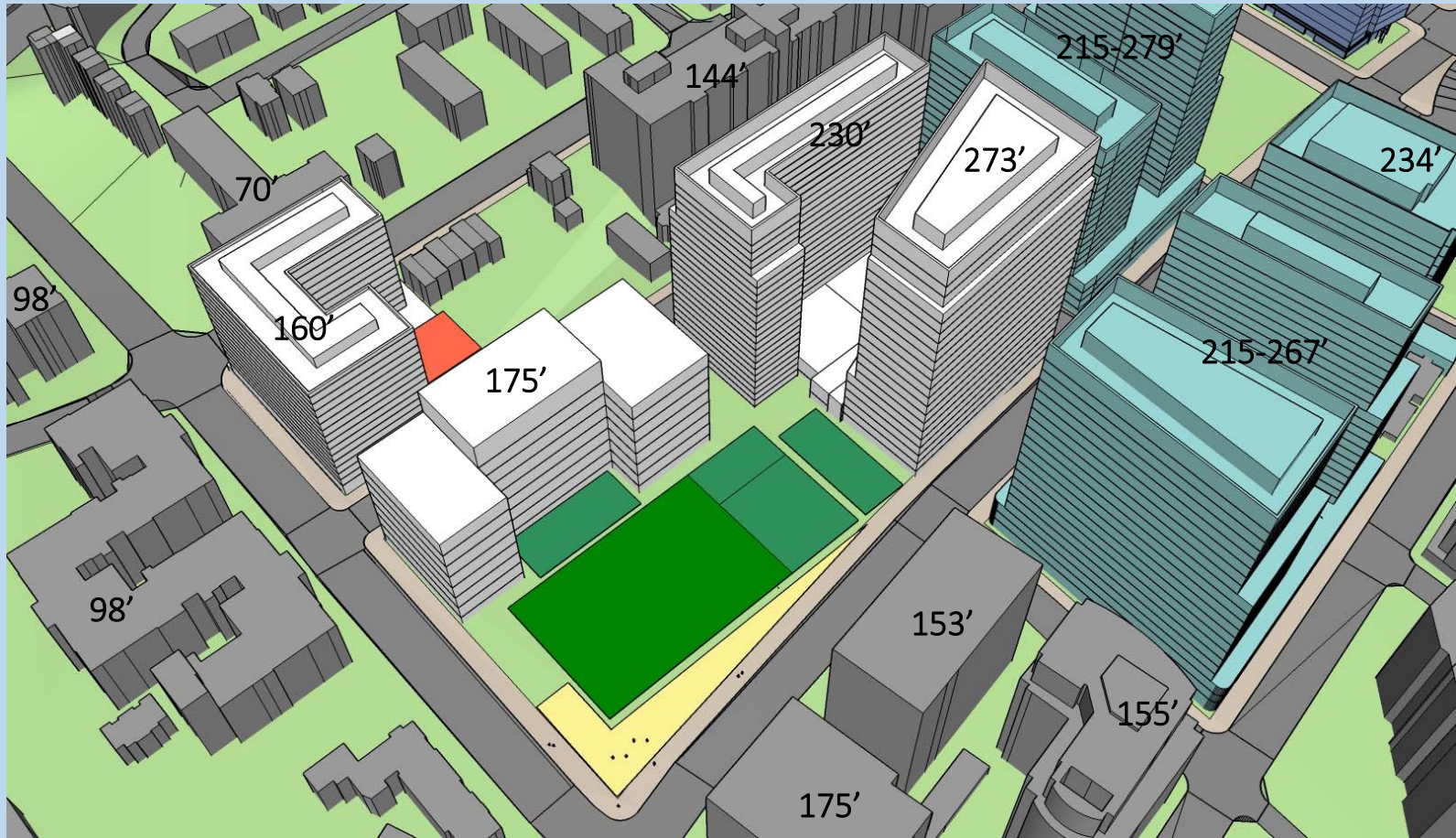
FIRE STATION: Co-located w/in residential development area

THROUGH-STREET: Aligned at eastern boundary of study area (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 18th Street

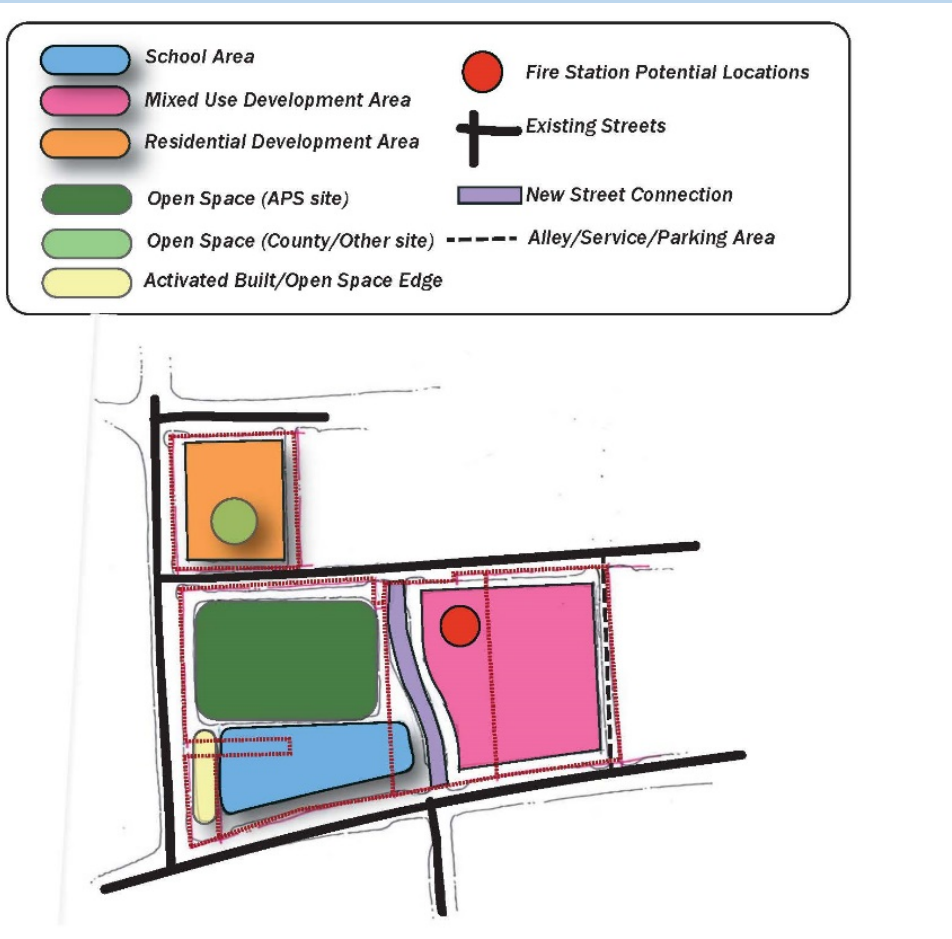
- SCHOOL SPACE: ~60,000 sf (accommodates 6x6 soccer)
- ADD'L OPEN SPACE: w/in residential development area; playground (approx. 8,000 - 9,000 sf)

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

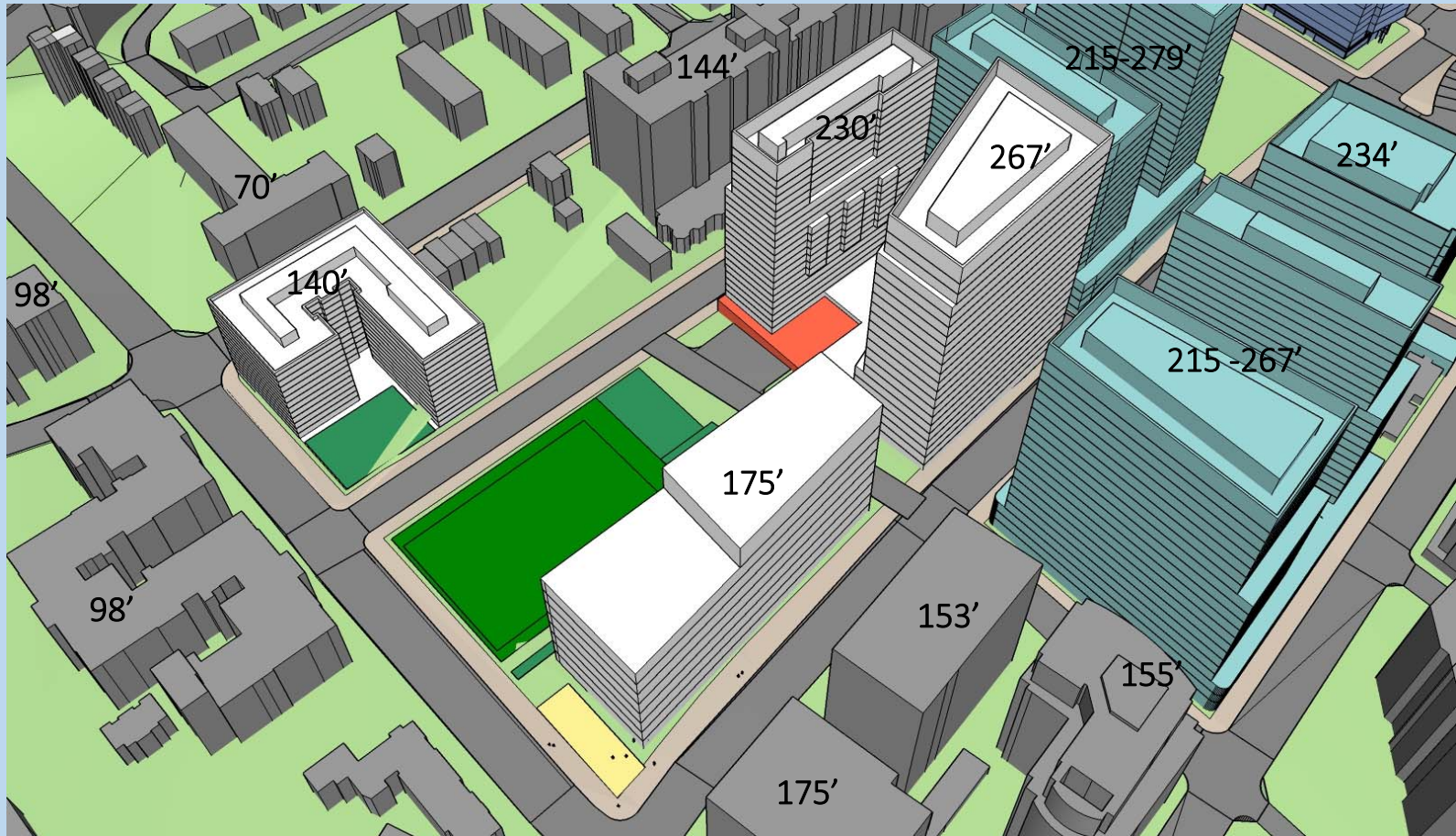
FIRE STATION: Co-located w/in mixed-use development area

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 18th Street

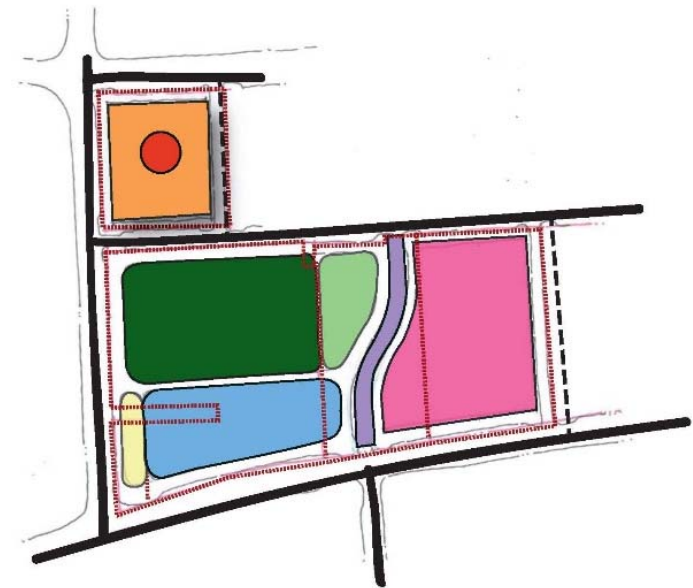
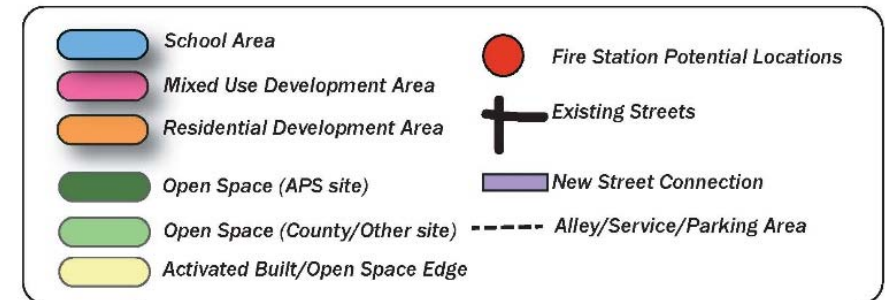
- SCHOOL SPACE: ~65,000 sf (accommodates 6x6 soccer or Ultimate when combined with additional open space)
- ADD'L OPEN SPACE: ~15,000 sf

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

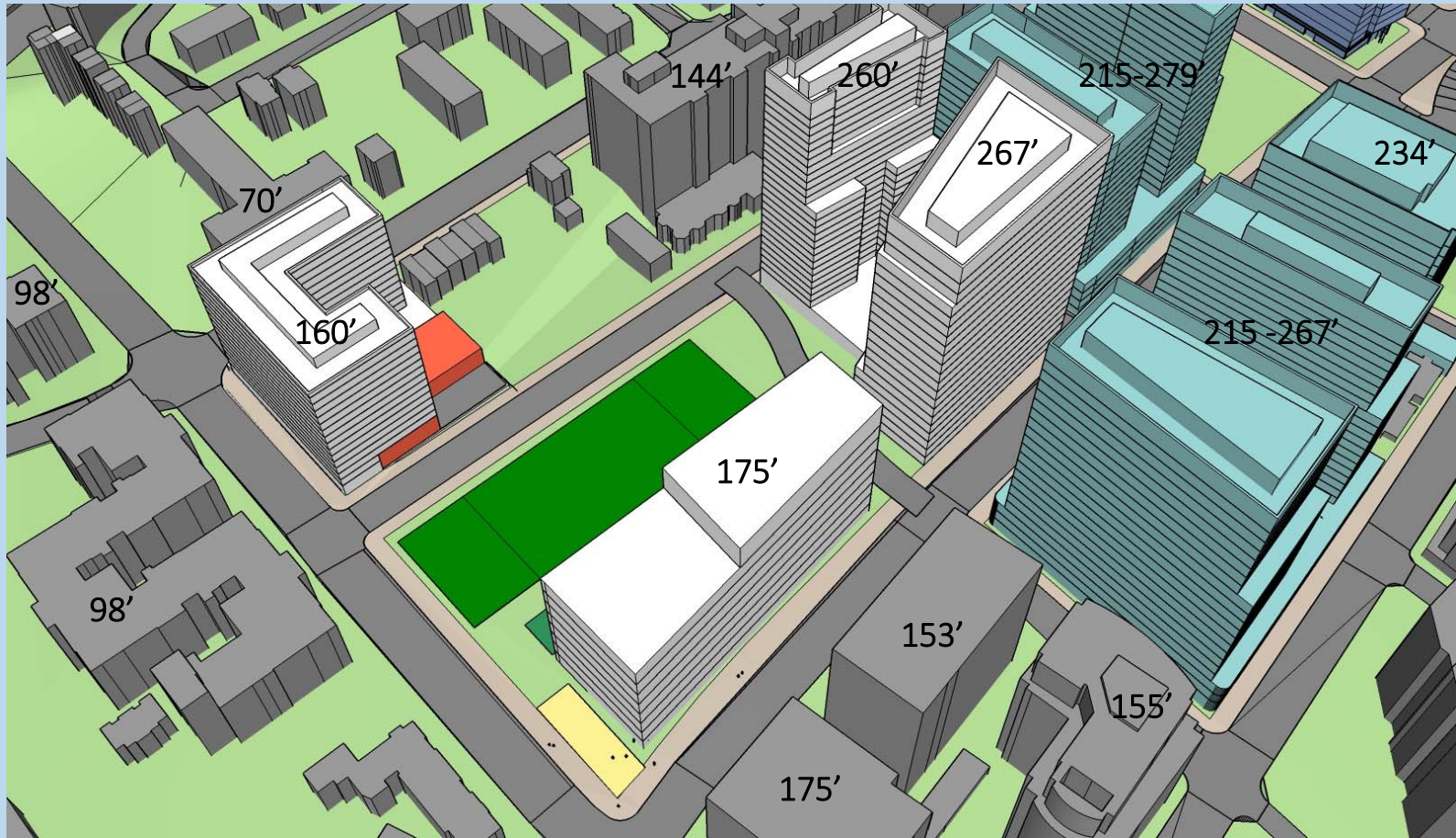
FIRE STATION: Co-located w/in residential development area

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

Questions?



Public Workshop

Purpose:

To get input from community members (including Working Group members) on Preliminary Concept Plans

- What ideas / concepts / elements should be explored further?
- What ideas / concepts / elements do you like or dislike?
- What additional information / analysis is needed?

Public Workshop

Agenda:

- I. Opening Remarks
- II. Presentation: Study Overview
- III. Presentation: Preliminary Concept Plans
- IV. Questions & Answers
- V. Break
- VI. Table Exercises
- VII. Report Out
- VIII. Wrap Up
- IX. Adjournment

Public Workshop

Role of Working Group Members:

- Resource for table discussions
 - Provide background information, if needed
 - Interject the WG's thinking / discussions to help illuminate a point or issue

Table Discussion:

- Facilitator, Recorder/Reporter
- Instructions
- Base maps
- Concept Plans
- Questionnaires

Public Workshop

Table Exercise Questions:

- How does each Concept respond to the Guiding Principles –
 - Open space
 - Circulation
 - Building form/height?
- What elements of each of the Concepts do you like/dislike?
 - Fire station location
 - School location
 - Location, contiguity, integration of open spaces
- Are there changes / new ideas? (Sketching exercise)