



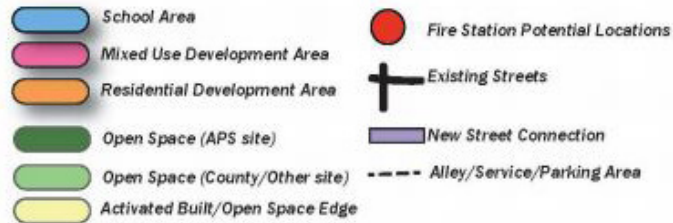
CONCEPT PLAN FEEDBACK SUMMARY

Working Group Meeting - November 6, 2014
Public Workshop - November 8, 2014

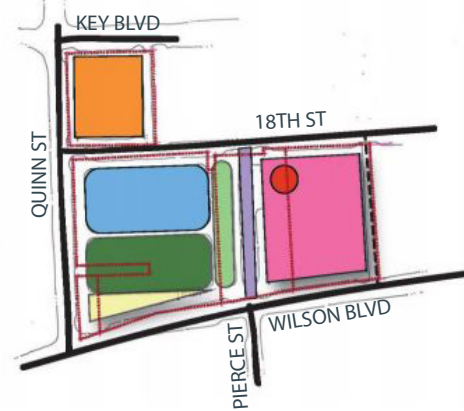
ABOUT THE SURVEY

At a Working Group Meeting on November 6, 2014 and a Public Workshop on November 8, 2014, attendees were asked what their preferences were on a number of siting and layout parameters that will impact or influence how the study area will be built out in the future. The Concept Plans (shown below) include various school locations, through-street locations, fire station locations, open space configurations, residential development areas and mixed use development areas. The workshop attendee responses (including those of Working Group members) are informal positions based on the information and conversations that day. Not everyone who attended the Working Group meeting or workshop chose to complete a survey or respond to every question. The number of responses is shown in parentheses. Working Group members also completed the survey separately at their November 6 meeting; their responses are also listed.

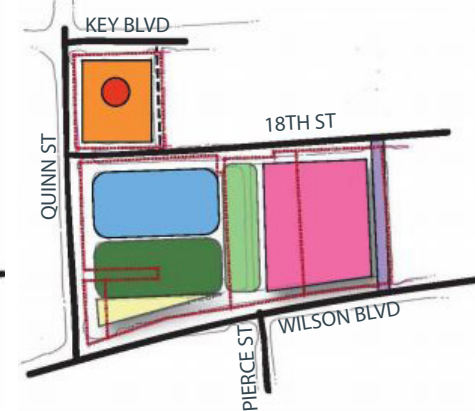
DRAFT CONCEPT PLANS PRESENTED



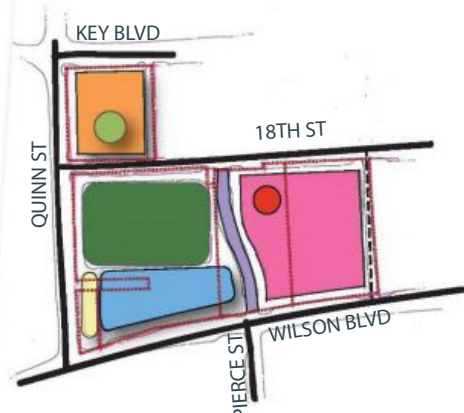
Concept 1



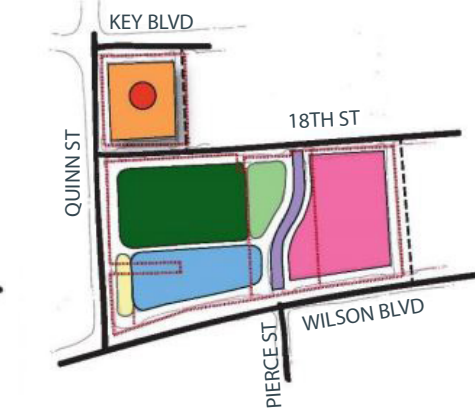
Concept 2



Concept 3

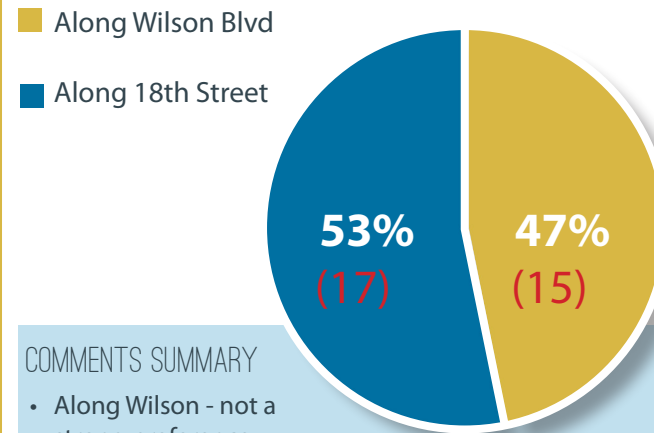


Concept 4



SCHOOL LOCATION

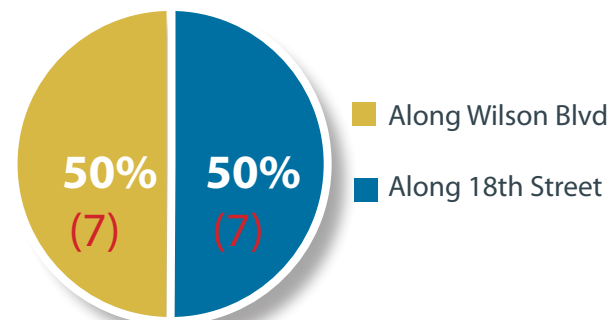
WORKSHOP ATTENDEE RESPONSES



COMMENTS SUMMARY

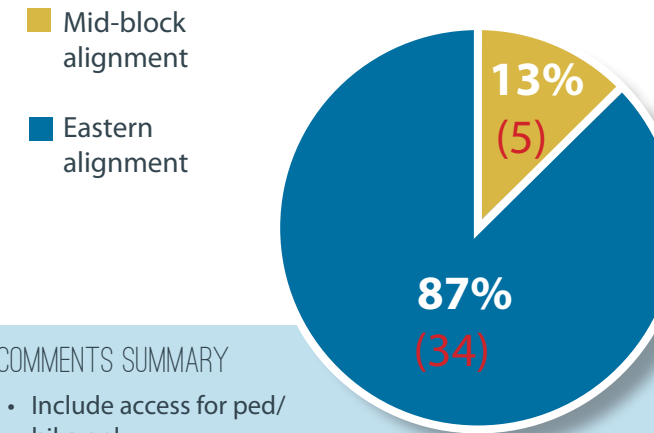
- Along Wilson - not a strong preference
- Along 18th - might work
- Consider other configurations
- Depends on integration with other sites
- Depends on the design and size of the school
- OK with liner on Wilson Blvd
- Does our opinion matter!
- Along 18th - trade school and APAH, so school is away from Wilson Blvd
- Maximize our best use of available space
- Depends partially on specific school program using the site

WORKING GROUP RESPONSES



THROUGH-STREET LOCATION

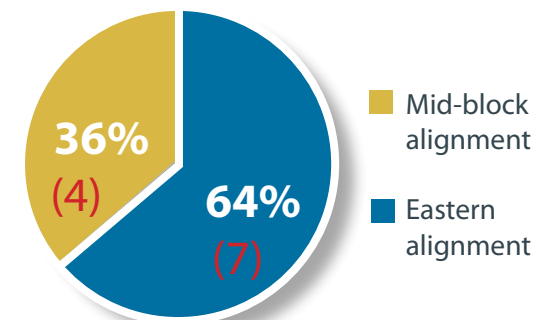
WORKSHOP ATTENDEE RESPONSES



COMMENTS SUMMARY

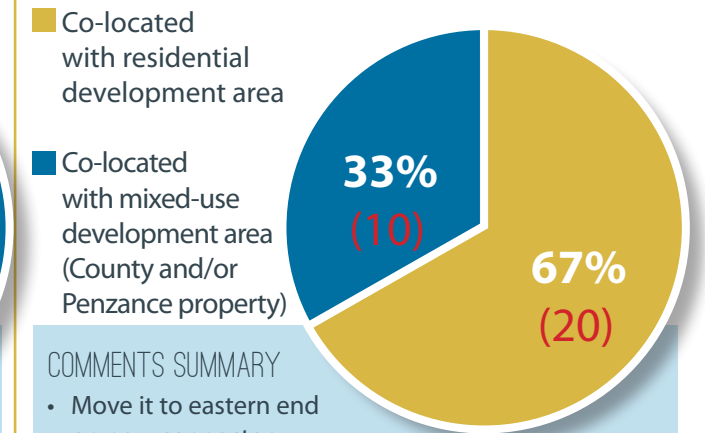
- Include access for ped/bike only
- Create pedestrian-only open space
- As access way
- Neither - reduce APAH as much as possible consistent with safe school egress
- Depends on surrounding uses. Needs to provide service access to various projects. Also needs to handle site circulation to/from school.

WORKING GROUP RESPONSES



FIRE STATION LOCATION

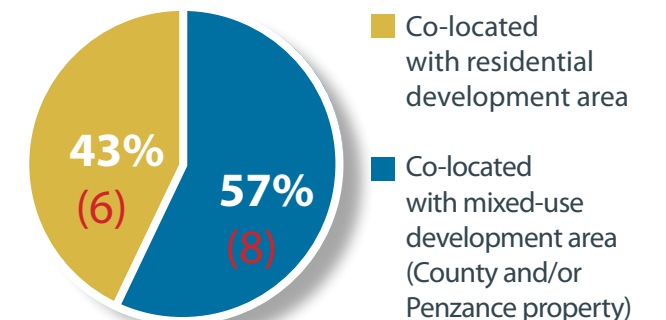
WORKSHOP ATTENDEE RESPONSES



COMMENTS SUMMARY

- Move it to eastern end on new connector road or find another location
- Needs more study which is better for school, office and response time
- Oriented to Quinn Street
- Relocate altogether
- (Residential Development Area) APAH site
- Colony House, Lee Highway - this site has been vacant for years
- Separate needs; further investigation
- Co-located mixed use or other location
- Co-located eastern boundary of study area
- Public safety needs should take precedence

WORKING GROUP RESPONSES





CONCEPT PLAN FEEDBACK SUMMARY

Working Group Meeting - November 6, 2014
Public Workshop - November 8, 2014

GENERAL COMMENTS

- Move school buses and pick-ups & drop off under the school structure
- Do not want green space on Wilson Blvd. It will need to be fenced for protection of children playing sports. Also it will close off that area to residents.
- Open space on 18th - opens up residential use.
- Pedestrian passage across. The site is important.
- Need to get rid of 7eleven to make any of this work.
- Bond the fire station.
- County pay for fire station.
- Hear presentations from property owners
- Historic preservation/reference: use green on APAH site in a courtyard configuration to reference element of historic garden apartment design. Rehab current Wilson School or design one element for open space that tells "old" story.
- Do not sacrifice open space for anything. Allow greater heights and put up more County money to preserve open space.

WORKING GROUP COMMENTS

- Still have concerns with fire traffic and schools
- The current open space designs vary from unacceptable (Concepts 1 & 2) to uninspiring (Concepts 3 & 4). We need to create a significant and premiere open space on this site and these plans, as presented, fail to achieve that. I expect there will be significant and vocal angst with regard to open space and the community workshop.
- It is a given that heights are greater than surrounding area. I believe we have to accept this, per the Charge.
- Prefer none of the Concepts - insufficient open space in all.

KEY TAKE-AWAYS

Open Space

- Preference for more open space in the center of study area
- Preference for surface/outdoor space; not facilities within/on the school

Building Height

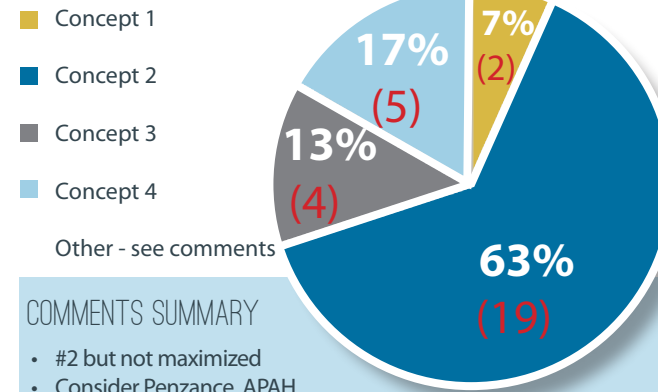
- More height acceptable, if open space can be gained
- More height on APAH site acceptable, if more affordable units can be created

School Siting

- Mixed opinions about siting the school on either 18th Street or Wilson Blvd

OPEN SPACE CONFIGURATIONS

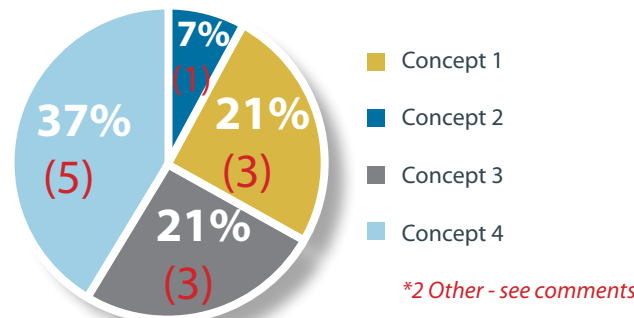
WORKSHOP ATTENDEE RESPONSES



COMMENTS SUMMARY

- #2 but not maximized
- Consider Penzance, APAH, APS concepts
- Prefer a hybrid
- #2 - with more open space
- #2 - with school on Wilson
- Reconsider school option
- Contiguous open space
- #2 - but with larger public open space and smaller footprint for Penzance (100' wide open space) with Firehouse underneath
- Maximize open space
- #1 - Road bisects open space
- #2 - best option
- #3 - same
- Should be as contiguous as possible
- #2 - keep existing parkland
- #2 - with greater open space between school and Penzance
- #3 - if school on 18th
- Need more information from land owners
- #4 - street on east
- More open space
- #2 - modified with L shaped school
- #2 - Most open space
- L-shaped school at Wilson & Quinn
- Similar to #4 but no street, instead move street to east courtyard on APAH site; fire station and Penzance not to expand into open space

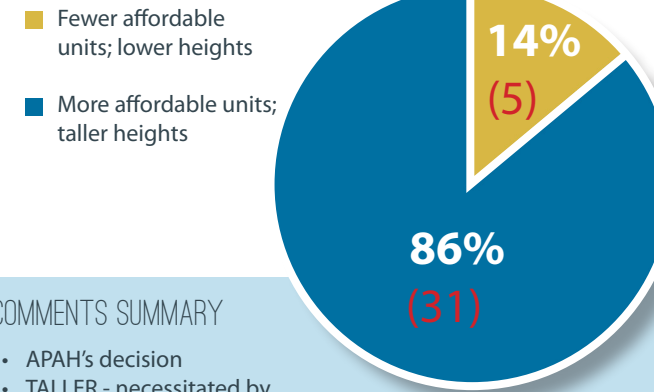
WORKING GROUP RESPONSES



*2 Other - see comments

RESIDENTIAL DEVELOPMENT AREA

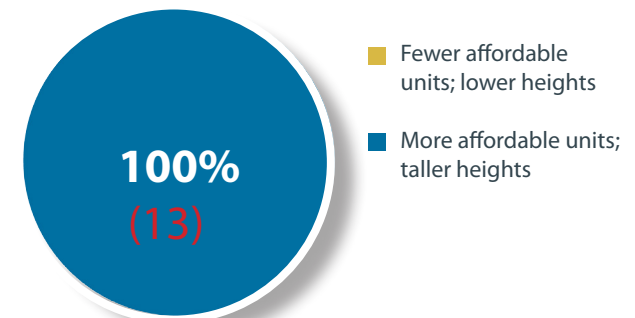
WORKSHOP ATTENDEE RESPONSES



COMMENTS SUMMARY

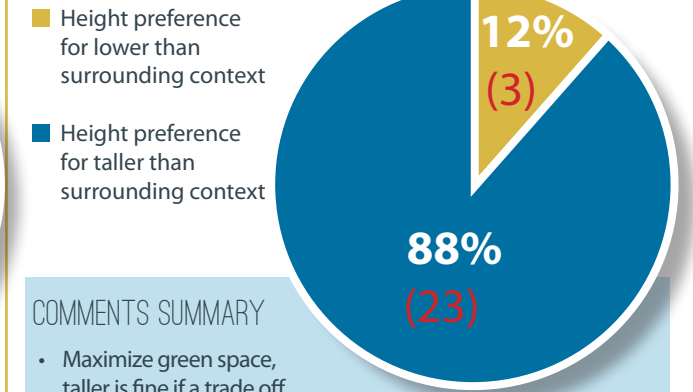
- APAH's decision
- TALLER - necessitated by co-location of fire station
- Always push for lower heights
- Either as APAH determines
- Taller depending on design
- Taller - taper massing
- Affordable housing should be increased, but balance heights

WORKING GROUP RESPONSES



MIXED-USE DEVELOPMENT AREA

WORKSHOP ATTENDEE RESPONSES



COMMENTS SUMMARY

- Maximize green space, taller is fine if a trade off
- Taller - in a reasonable sweep and low at Colonial Village - rise at APAH (have building taper) to Wilson School up to Penzance
- Taller - maximize green space by decreasing footprint; gain walkways, play area
- Taller - with open space connection on 18th Street
- Higher to the east so that it fits within adjacent development
- Need bond issue for fire station. Retain greater open space to include tot lot and 7-12
- Taller - absolutely! Equipment and basketball court and passive space
- Taller for more green space
- Taller and with basketball court
- Continuity, coordination with Realize Rosslyn
- Preserve open space
- Taller to the east
- Lower than surrounding context; it should be a valley not a peak and taper down to Colonial Village
- Highest possible; maximize school height so we do not look back "tomorrow" and wish we built higher

WORKING GROUP RESPONSES

