

County Board Work Session

# WRAPS

March 4, 2014

# Background

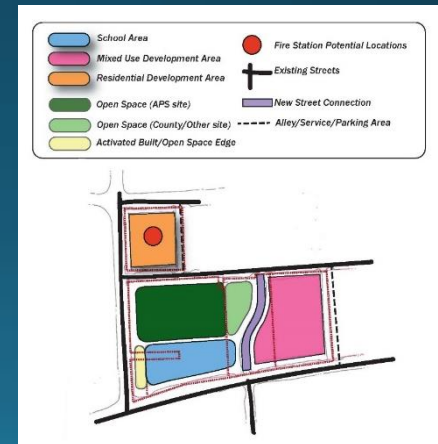
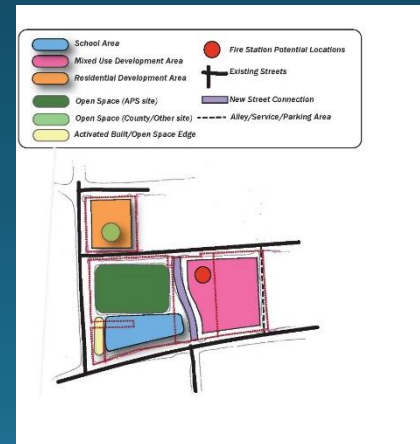
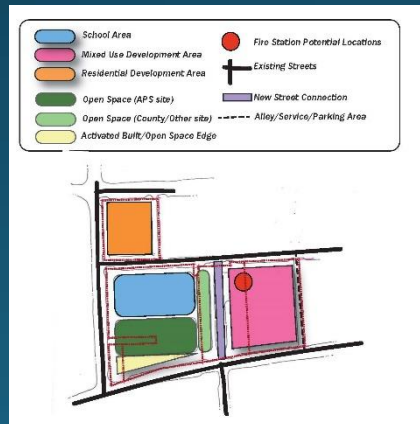
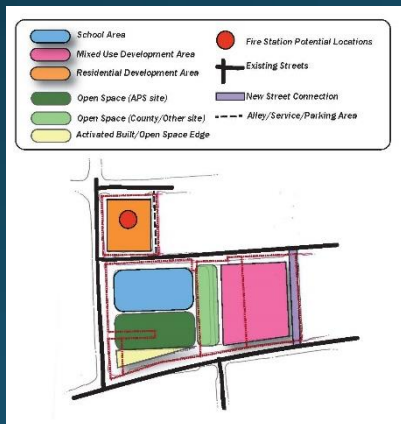
## WRAPS Charge

- 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 used jointly by the school and the community, and other open space that replaces the existing playground and basketball court located within Rosslyn Highlands Park or provides similar needed passive and 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.

# Background

## Public Outreach

- 8 Working Group meetings
  - Developed Guiding Principles to inform alternatives
- Public Workshop held on November 8, 2014
  - Community feedback on 4 Concept Plans (survey)



# Community Feedback:

- Open spaces should be contiguous (*Guiding Principle*)
- Additional outdoor open/recreational space is needed in this area
- Challenge assumption of use of County land for private development
- Question need to allow development on County land to offset cost of fire station
- Favor new Ode Street (*not Pierce Street*)
- Favor more height (approaching Rosslyn limits) if more open space can be achieved
- Favor more height on APAH site if more affordable units can be achieved
- Some support for historic preservation
- Mixed opinions regarding school location
- Co-location of fire station on APAH site preferred

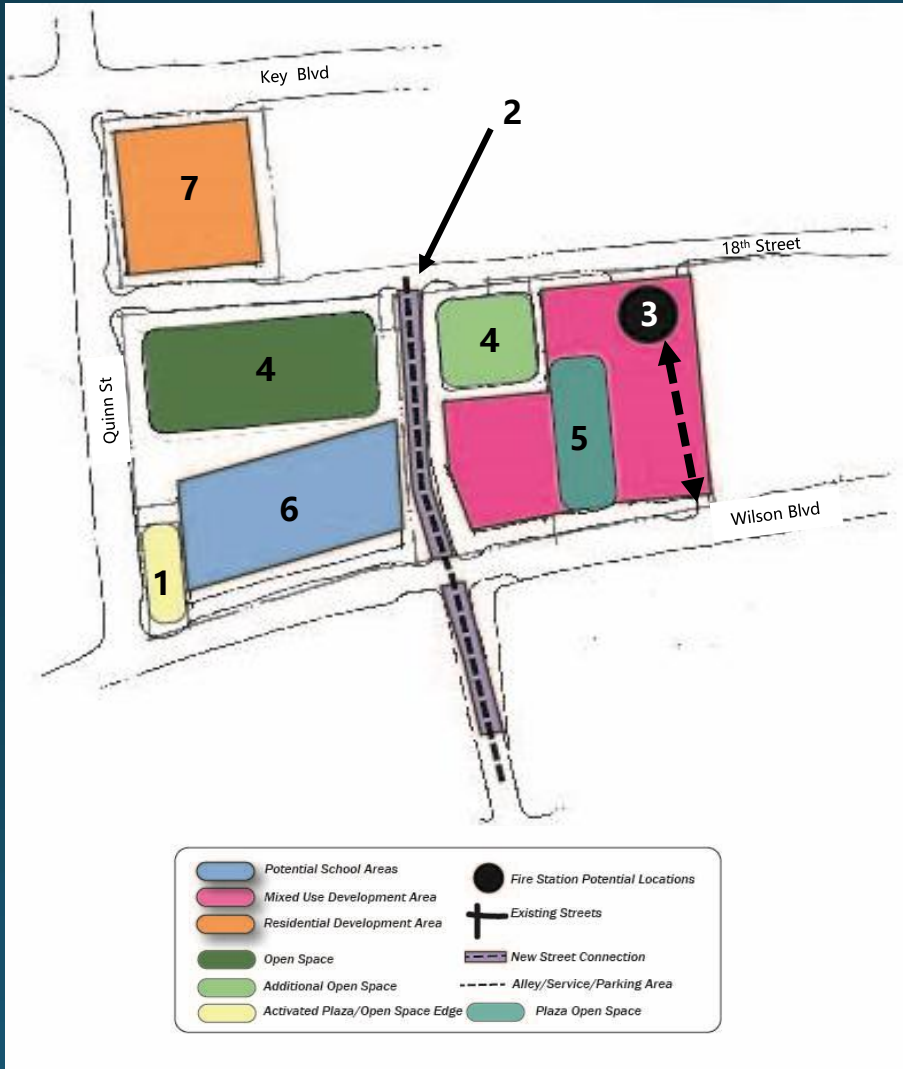
# Staff Follow-up

- Worked to reconcile County Board Charge and community input
  - Meeting need/desire for open space
  - Identifying appropriate street connections
  - Examining fire station feasibility
  - Evaluated development ideas produced by property owners
    - APS
    - Penzance – Joint development on County/Penzance parcels with fire station
    - APAH:
      - 6-story (156 units)
      - 12-story (250 units)
      - 14-story w/ fire station (270 units)
- Held internal staff meetings
- Met with Working Group Chair

# What we learned:

- Concerns related to co-location of fire station on APAH site:
  - Topographic challenges
  - Conflicts between ACFD operations and school traffic
  - Cost
- A new Pierce Street (as opposed to new Ode Street) is needed
  - Bus / parent pick-up and drop off
  - Access to loading/parking in private redevelopment

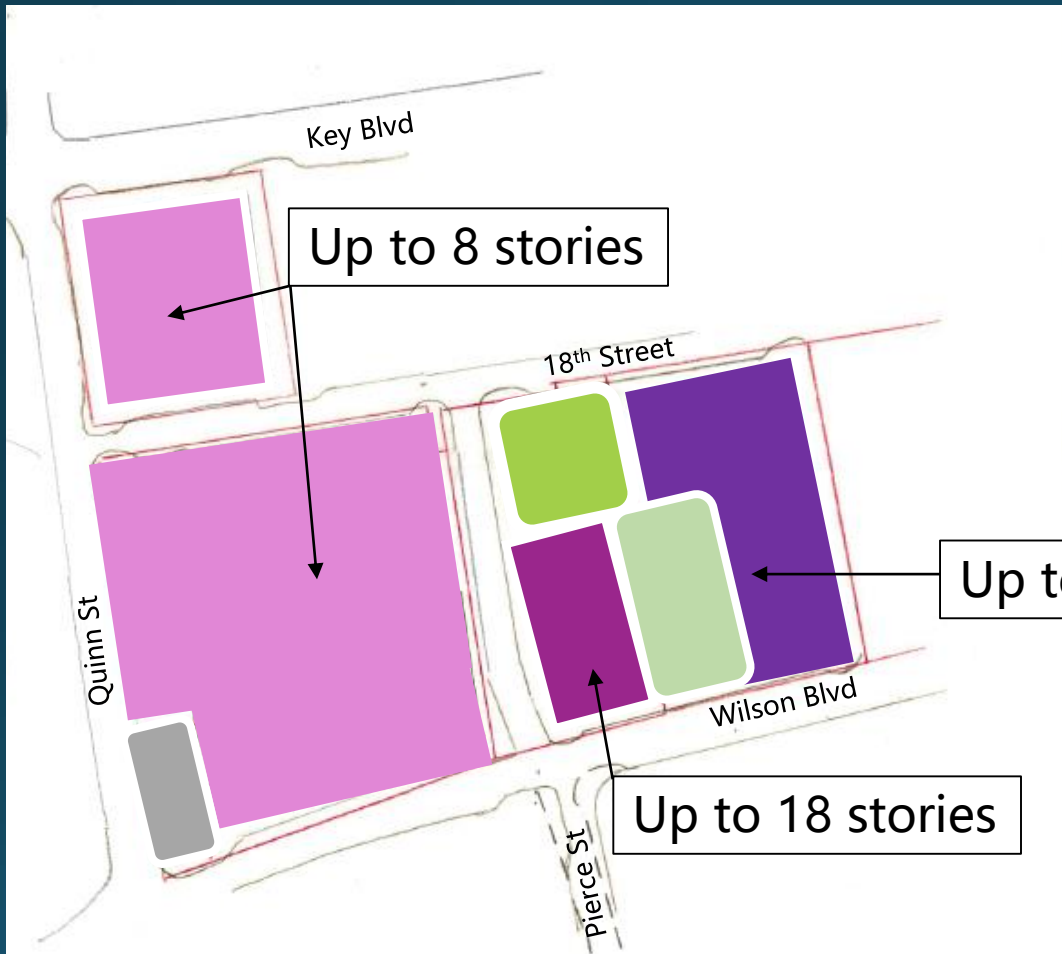
# Proposed Concept Plan



## Major Elements:

1. 7-11 is acquired at some time in the future
2. New Pierce Street connection (Wilson Blvd to 18<sup>th</sup> Street)
3. New fire station with access to Wilson Blvd and 18<sup>th</sup> Street
4. Series of public open spaces
5. Mixed-use development with new public plaza along Wilson Blvd connecting to County park
6. School can be on Wilson Blvd or 18<sup>th</sup> Street
7. Affordable housing development on APAH parcel

# Preliminary Proposed Heights Plan



## Heights Plan:

- Additional review needed to refine heights, identify height in feet, and establish tapers

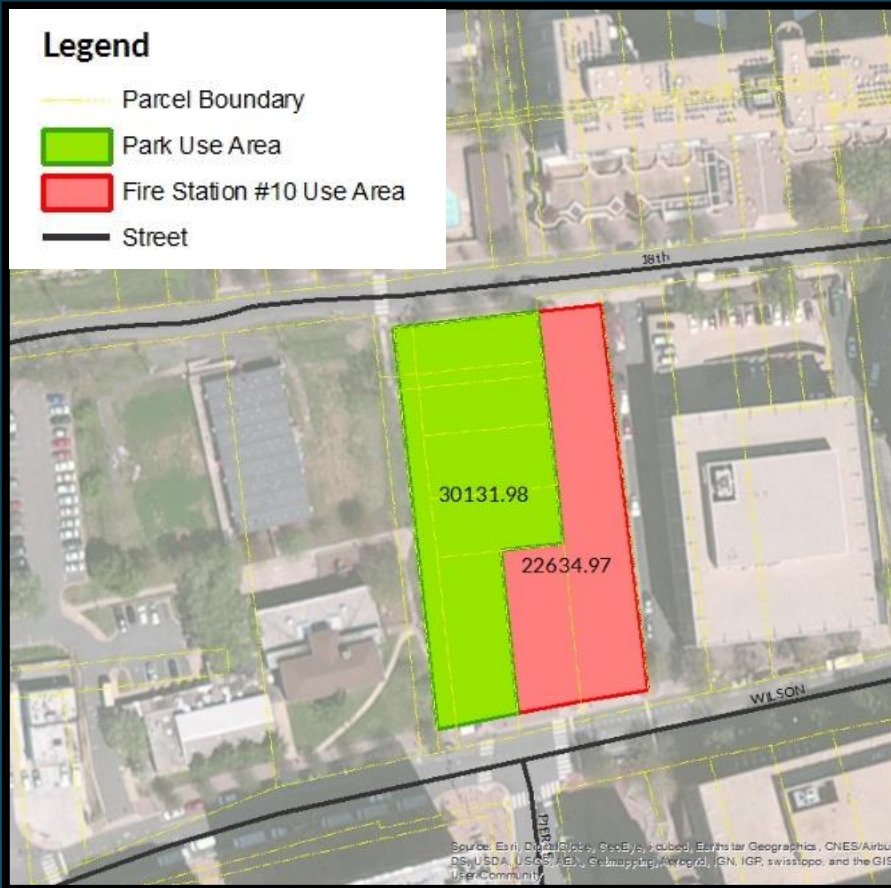
\* Up to 28 stories, but no more than 270 feet



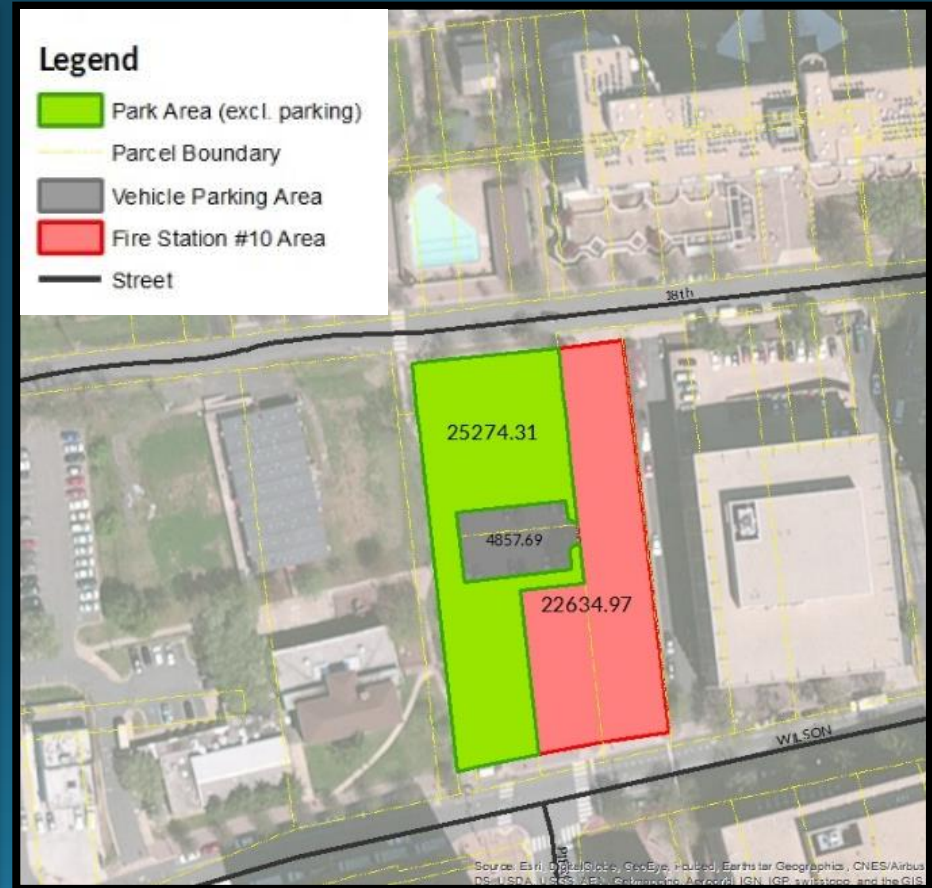
# Open Space

# County Parcel

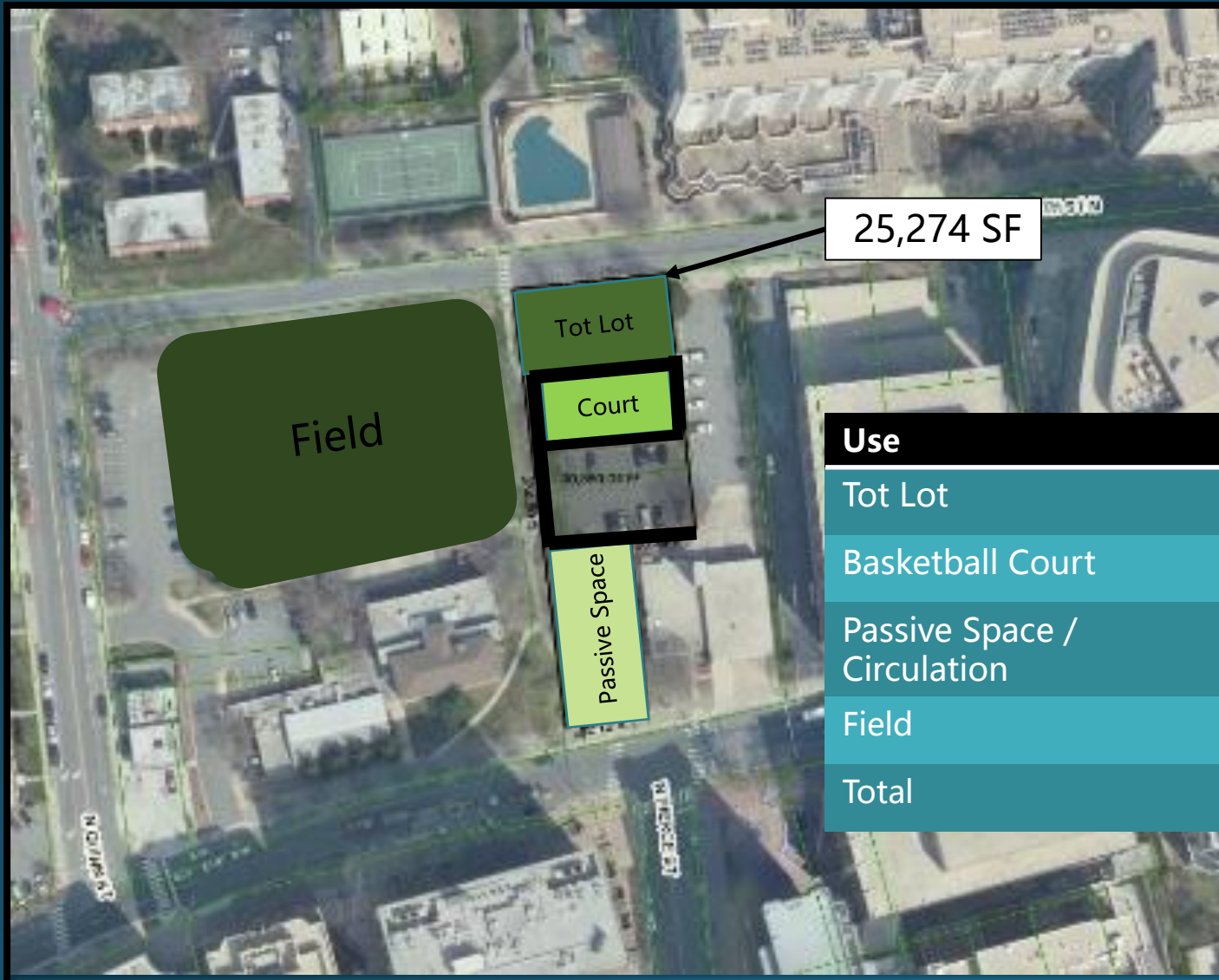
Park – 30,132 SF



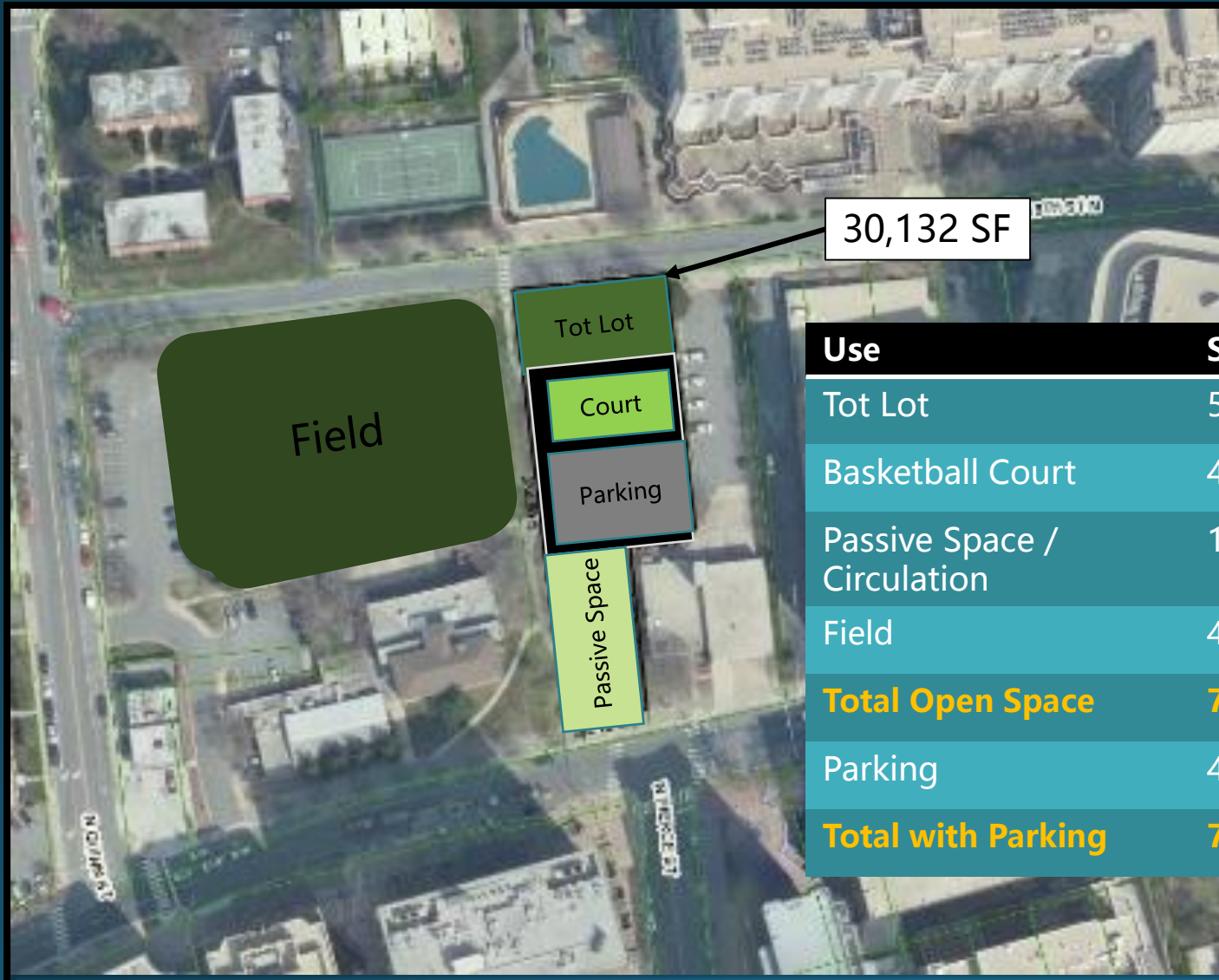
Park – 25,274 SF (excl. parking)



# Existing Recreation Facilities



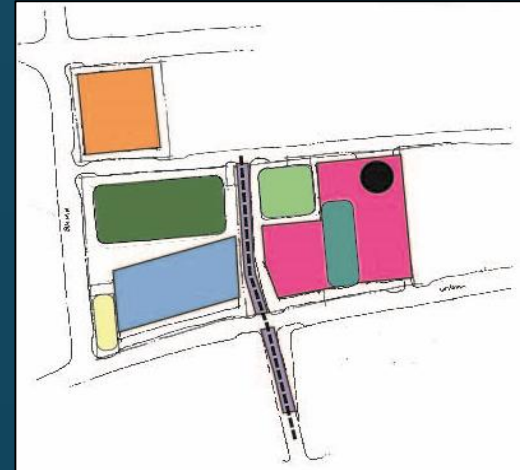
# Existing Recreational Facilities



Use	Square Footage
Tot Lot	5,265 SF
Basketball Court	4,930 SF
Passive Space / Circulation	15,209 SF
Field	45,278 SF
<b>Total Open Space</b>	<b>70,552 SF</b>
Parking	4,728 SF
<b>Total with Parking</b>	<b>75,410 SF</b>

# Open Space Comparison

## Ground-level Park and Recreation Spaces



Open Space	Existing w/o Parking	Existing w/ Parking	Proposed
County Park	25,274 SF	30,132 SF	11,500 SF
APS Field	45,278 SF <sup>1</sup>	45,278 SF <sup>1</sup>	43,500 SF <sup>2</sup>
Public Plaza	N/A	N/A	18,500 SF
<b>Total</b>	<b>70,552 SF</b>	<b>75,410 SF</b>	<b>73,500 SF</b>

Does not include recreational facilities in/on school building

<sup>1</sup> Includes all space within school fence

<sup>2</sup> Includes only the "field" shown on County graphics; additional open space on the APS property is achievable

# Examples

Recreation: Courts, Multipurpose & Play



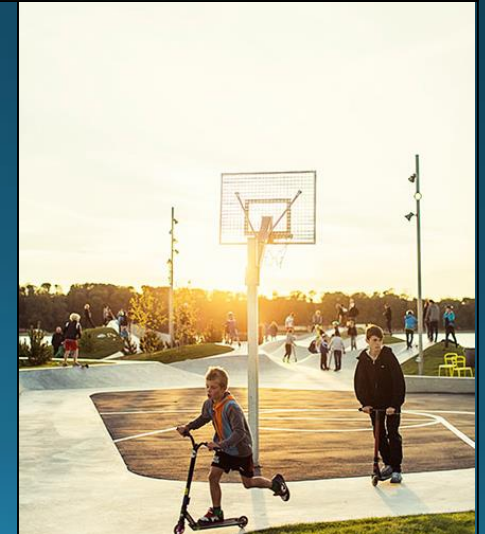
Weisbaden, Germany



Amsterdam, Netherlands



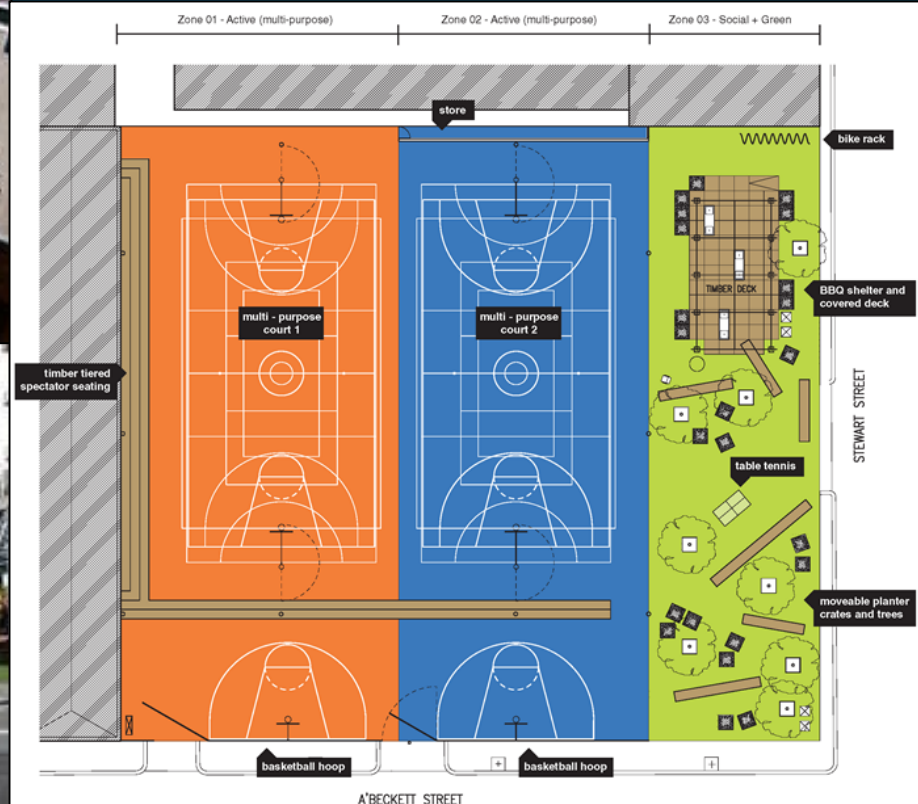
University of Wollongong, Australia



Denmark

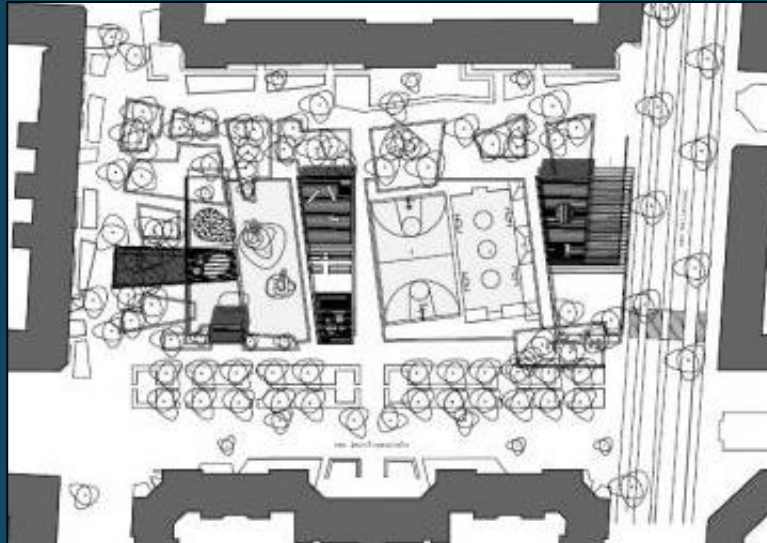
# Examples

## A'Beckett Urban Square Melbourne, Australia



# Examples

## Van Beuningenplein Playground Amsterdam, Netherlands





# Examples

Mary Bartolme Park  
Chicago, Illinois



# Queens Court Site

# APAH Co-location Issues

## 1. Technical /Operational Challenges:

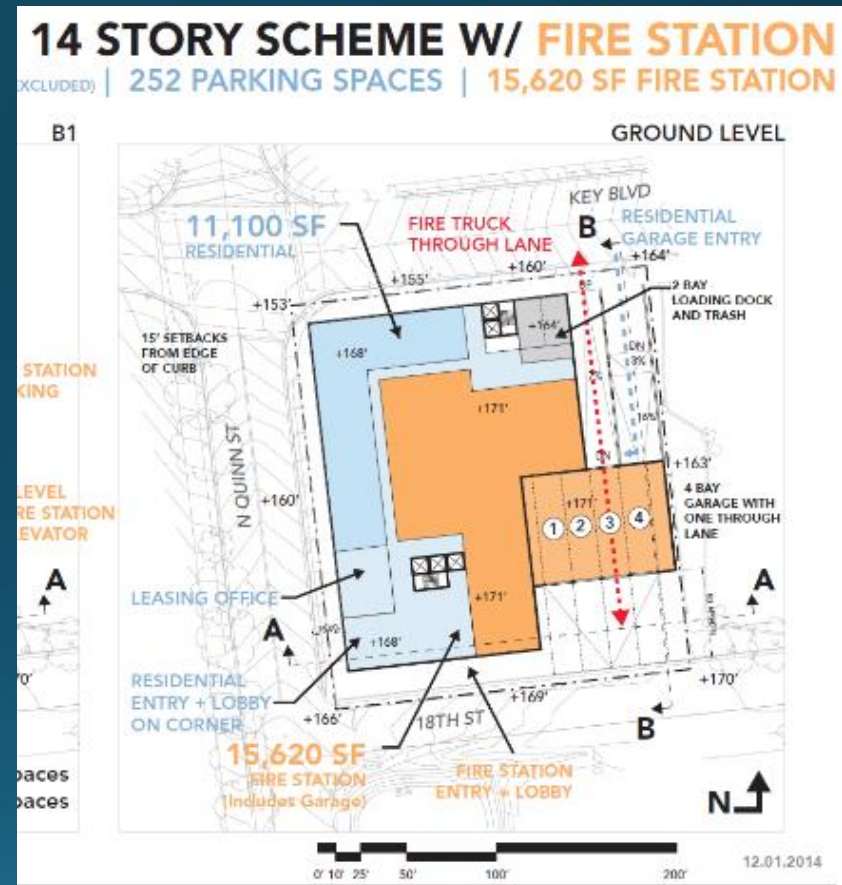
- Egress shown on 18<sup>th</sup> Street
  - Conflict with school pick-up/drop-off
- Steep grade on Key Blvd & Quinn Street
- Additional design work needed to see if egress to Key/Quinn will work

## 2. Timing / Phasing / Agreements:

- Complicated, time consuming negotiations
- County \$\$ may not be available when APAH wants to proceed
  - March 2017 LIHTC deadline

## 3. Cost:

Affordable housing subsidy and fire station construction cost is excessive

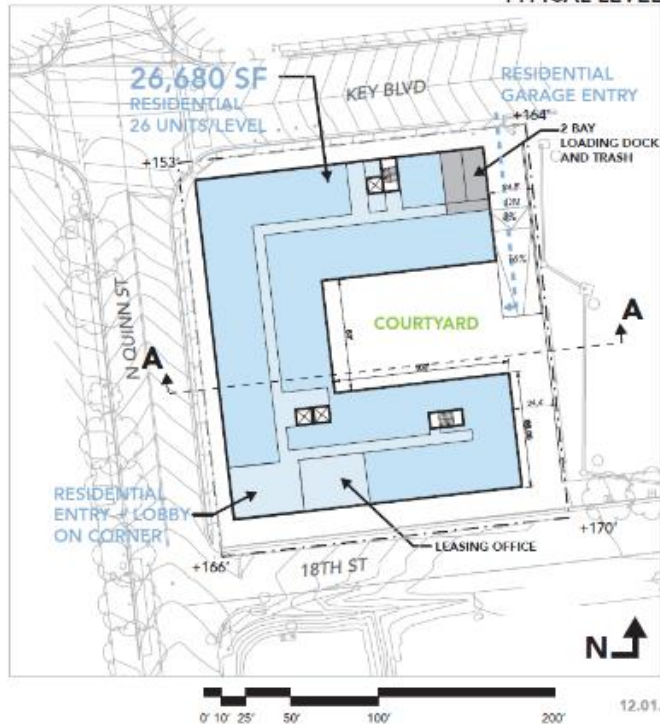


# Potential APAH Development

## 6 STORY SCHEME

156 UNITS | 160,080 GSF | 130 PARKING SPACES

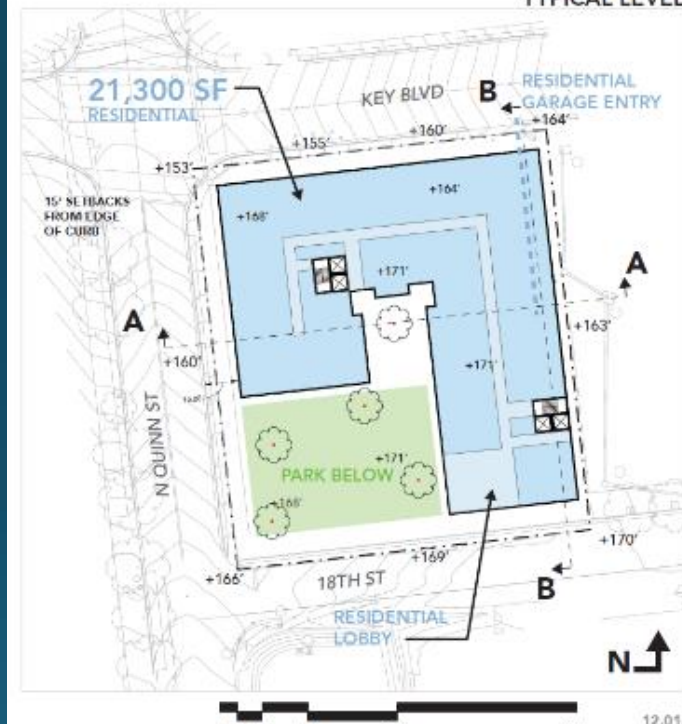
TYPICAL LEVEL



## 12 STORY SCHEME W/ PARK

PARK EXCLUDED | 206 PARKING SPACES | 9,000 SF PARK

TYPICAL LEVEL



- 156 units / 6 stories
- Estimated subsidy: \$15.5M

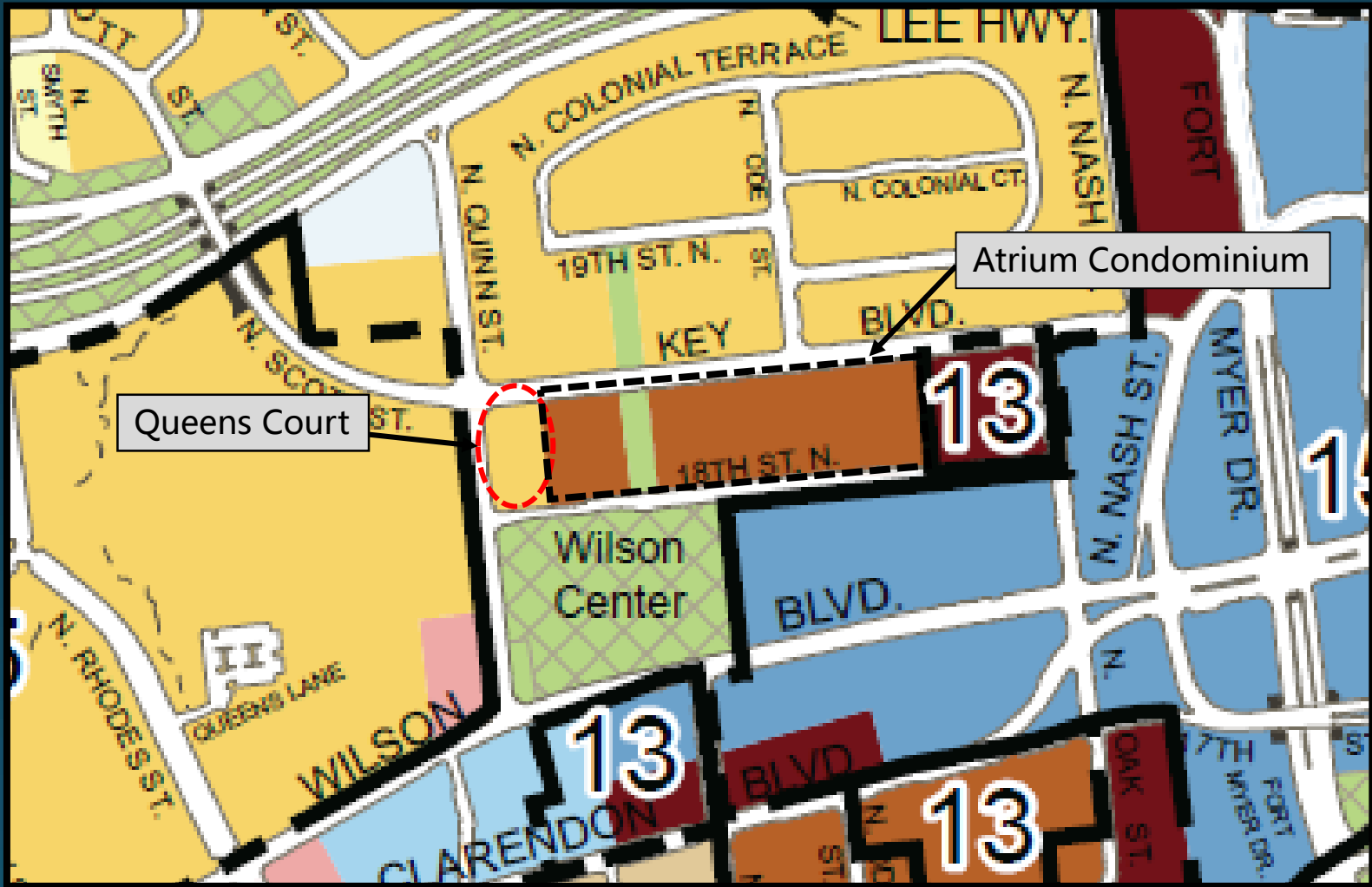
- 250 units / 12 stories
- 9,000 SF park space
- Estimated subsidy: \$27M

# Potential APAH Development

## Staff Considerations:

- Density
  - 156 units development could be consistent with surrounding context
  - 250 units development is inconsistent with surrounding context
- Height
  - Form, in context of surrounding development
- Cost
  - Subsidy levels (based on preliminary estimates)

# General Land Use Plan

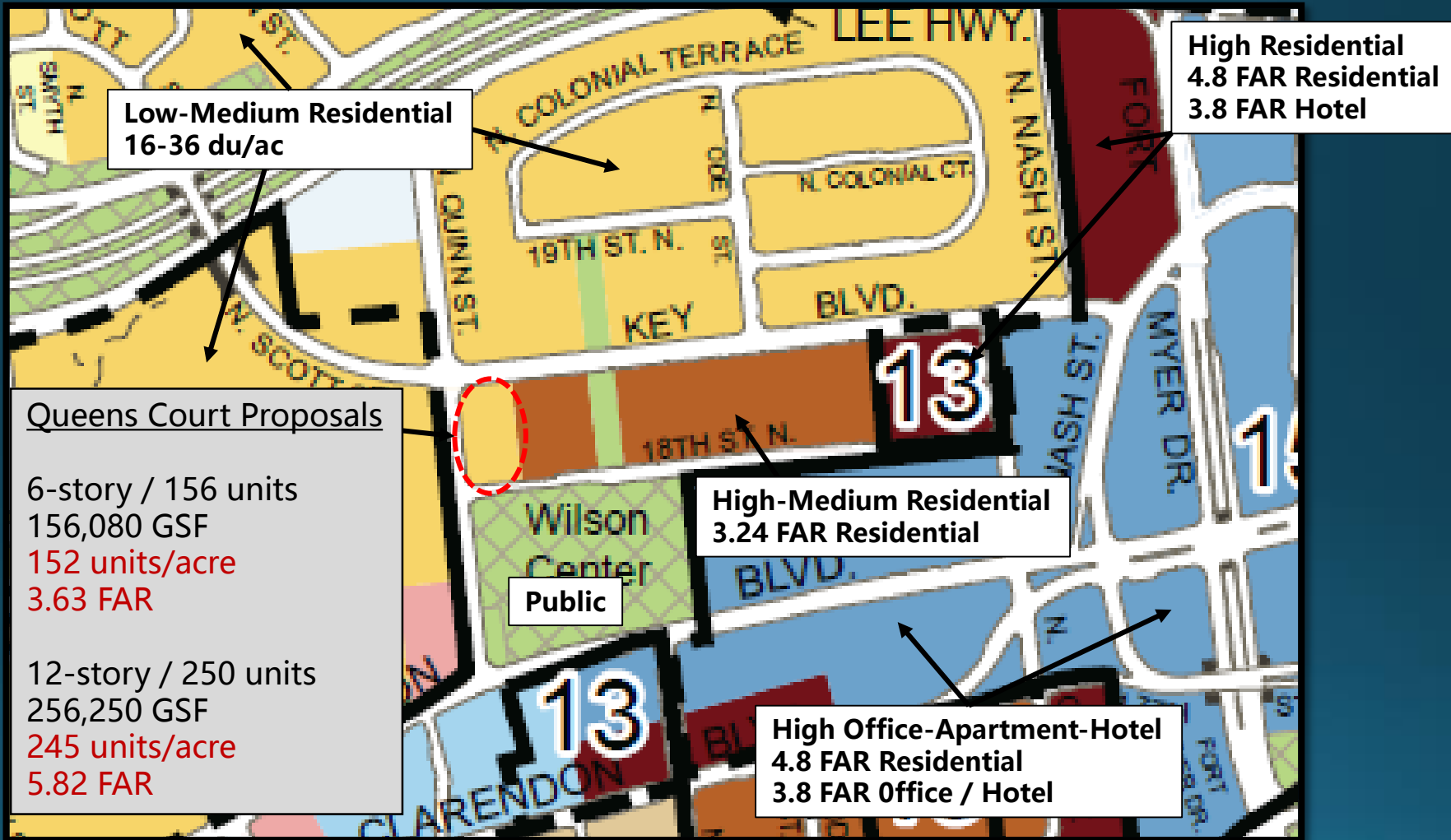


# General Land Use Plan

## Evaluating the Land Use Pattern

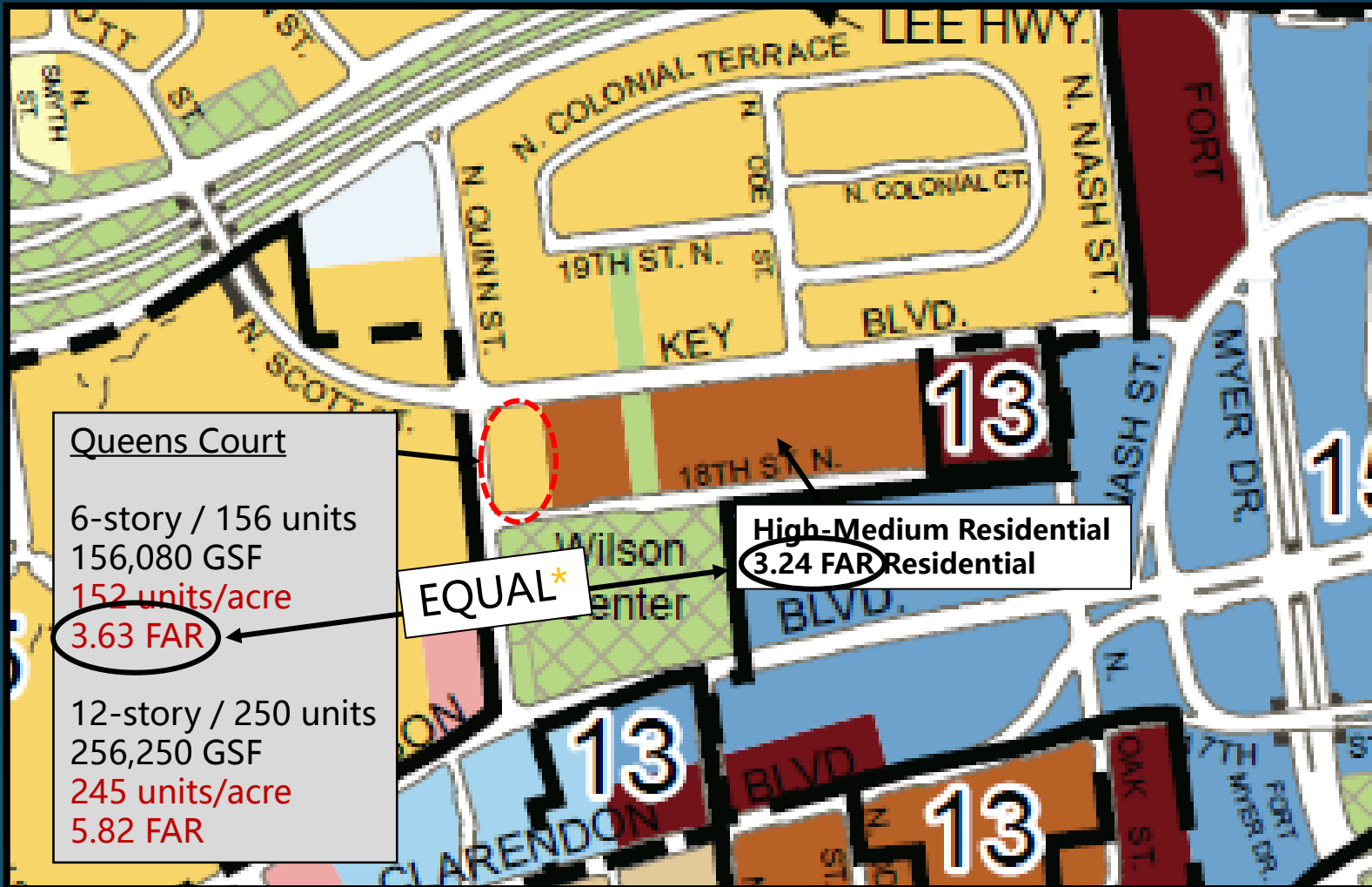


# General Land Use Plan





# General Land Use Plan

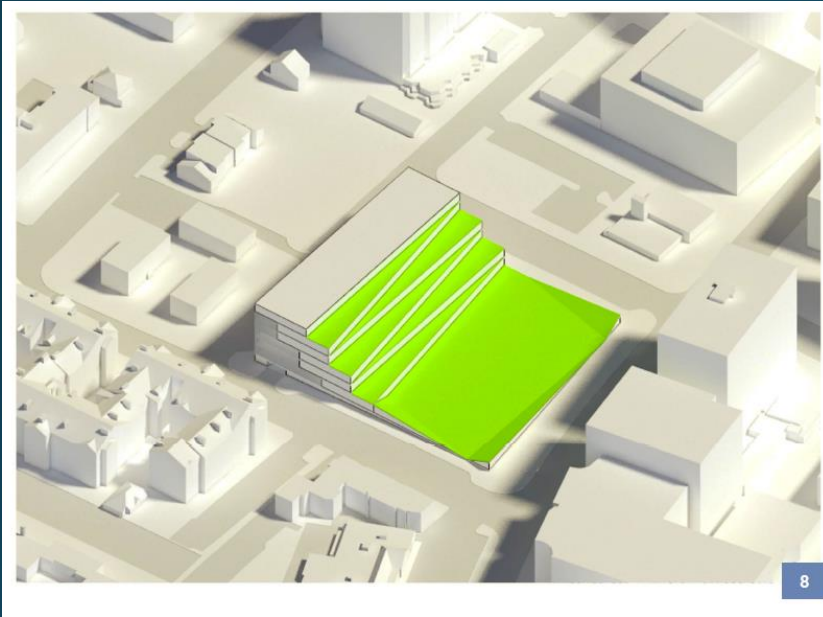


\* When accounting for bonus density

# School Siting

# APS Preliminary Concept

## Perspective View



Up to 775 Students  
\$80M budget

## Street View – assuming no 7-11



# APS Preliminary Concept

View of Building Fronting Wilson



Street View – assuming no 7-11



# Proposed Planning Concept

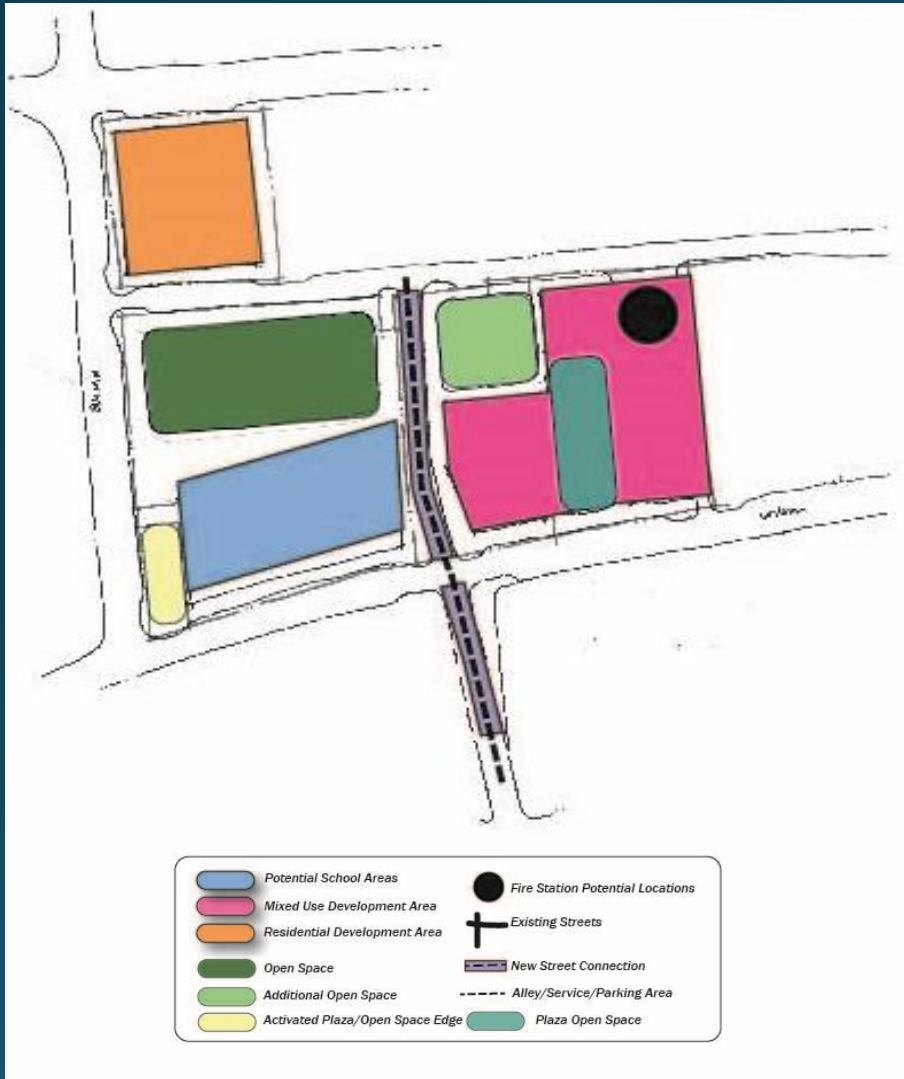
School Sited on Wilson

School Sited on 18<sup>th</sup> Street



# School Siting – Wilson Blvd

## School Sited on Wilson Blvd



### Pros

- Urban Design - street wall along Wilson Blvd (street enclosure)
- Open Space – field and park located along 18<sup>th</sup> Street Corridor (Realize Rosslyn)
- Recreation – potential for larger field

### Cons

- Sustainability - Less opportunity to achieve “net zero” building
- Recreation – Field shaded by school building some of the time

# School Siting – 18<sup>th</sup> Street

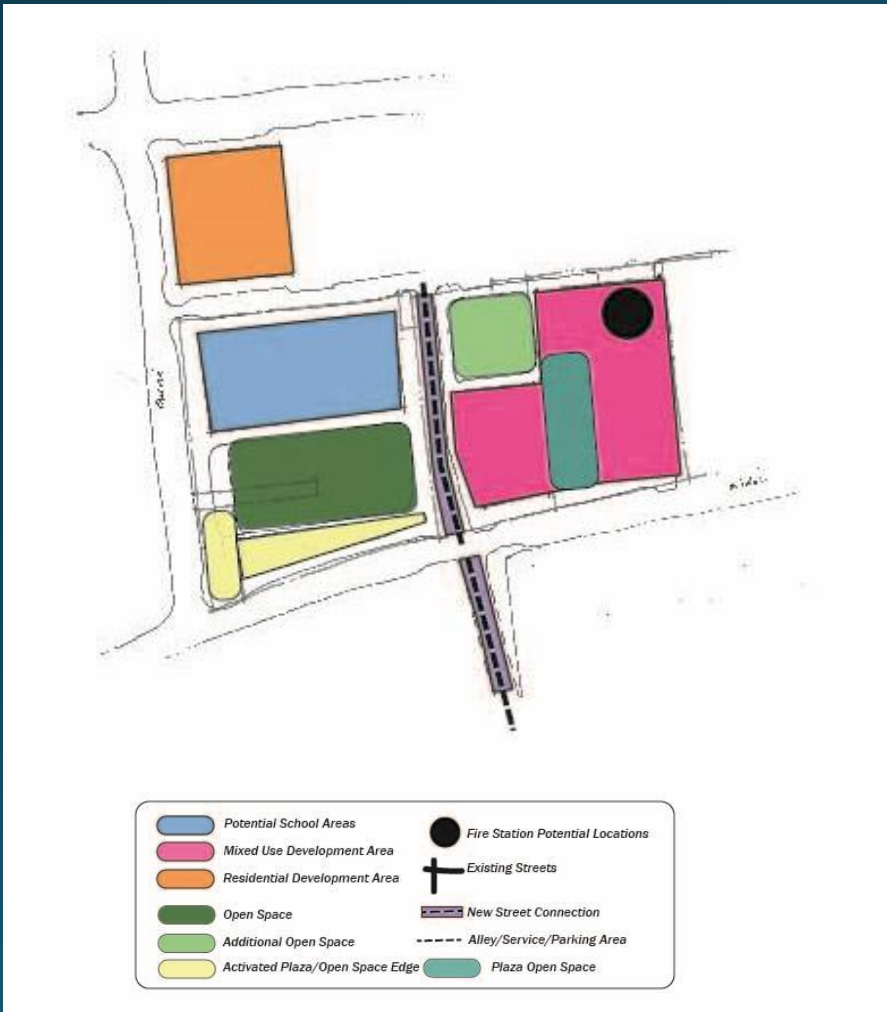
## School Sited on 18<sup>th</sup> Street

### Pros

- Sustainability - Opportunity to achieve "net zero" building
- Recreation – Field not shaded by school building

### Cons

- Urban Design – challenge to create inviting space along Wilson frontage (fencing required)
- Urban Design – how to activate Wilson frontage
- Open Space – not contiguous to County park in staff Concept Plan

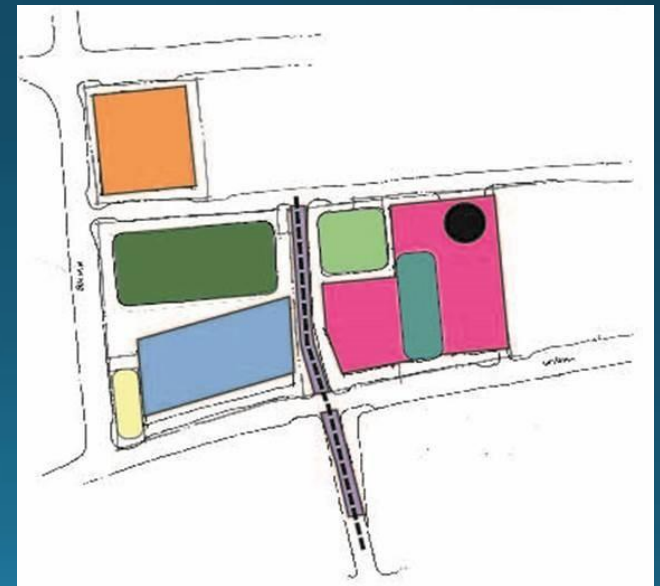
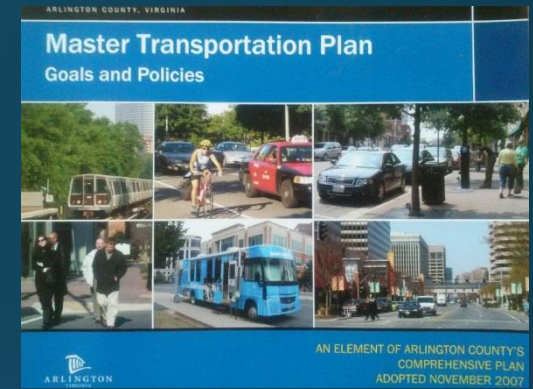


# New Street



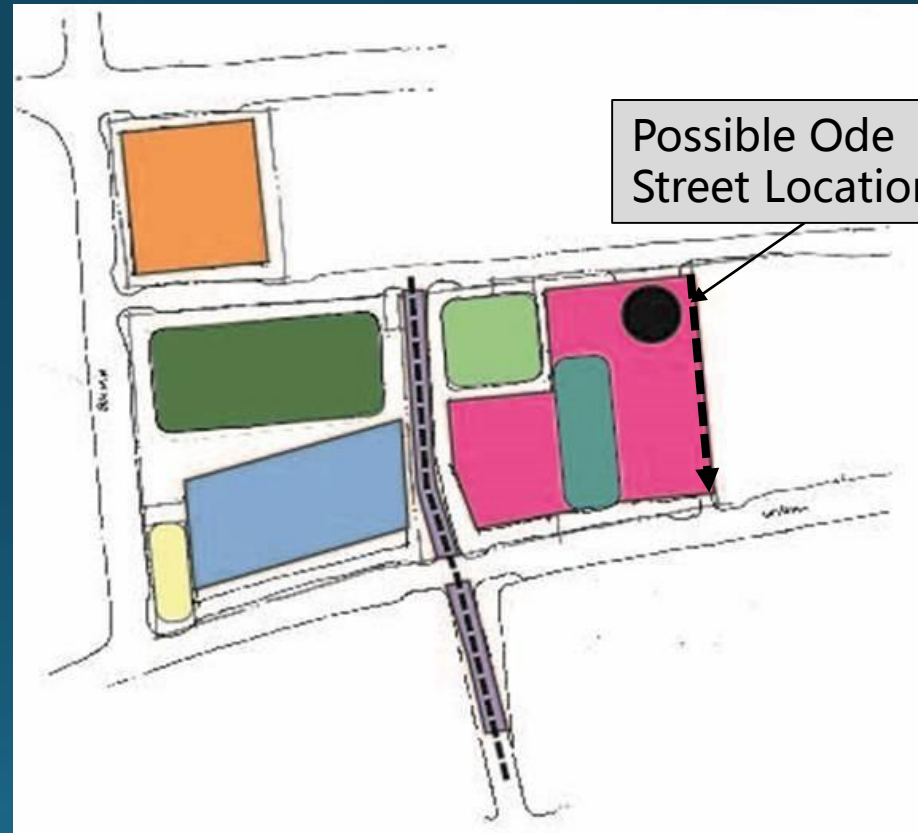
# New Street Connection

- **County policy** – MTP calls for constructing new streets with redevelopment of large blocks
- New Pierce or Ode Street specifically called for in **MTP Map** and **Realize Rosslyn Framework**
- **Extremely important for adequate access** to new school, fire station and private redevelopment
- Would **enhance circulation** within western Rosslyn area



# Pierce Street or Ode Street

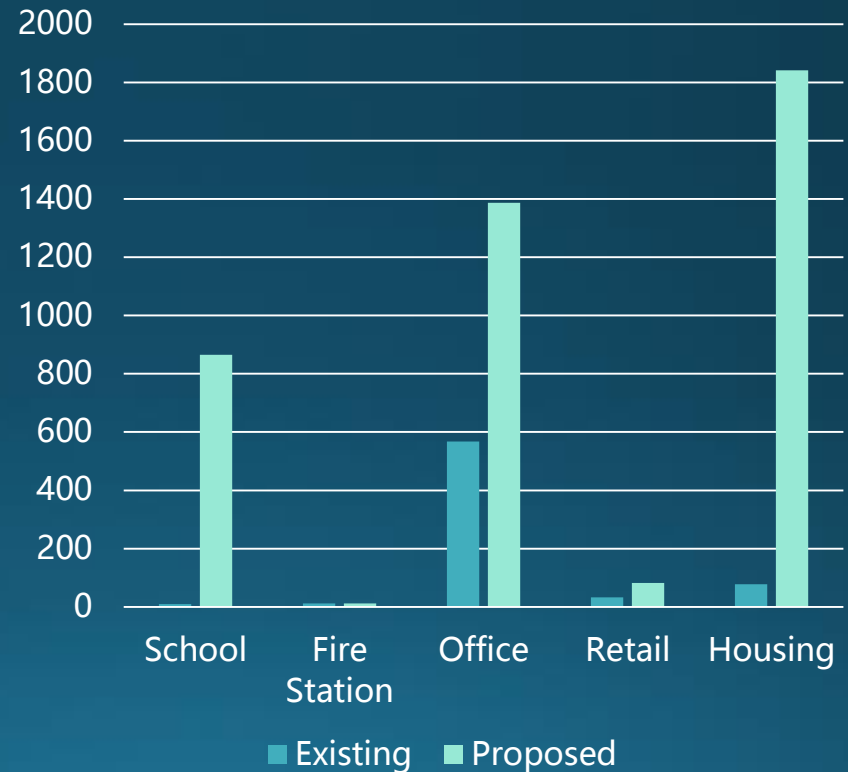
- Pierce & Wilson intersection provides direct access to Clarendon Boulevard for more direct and efficient vehicular circulation; less traffic and quicker travel/response times
- Pierce Street could better serve the new school for garage access and pick-up and drop-off
- Ode Street may interfere with ACFD operations



# Development Access

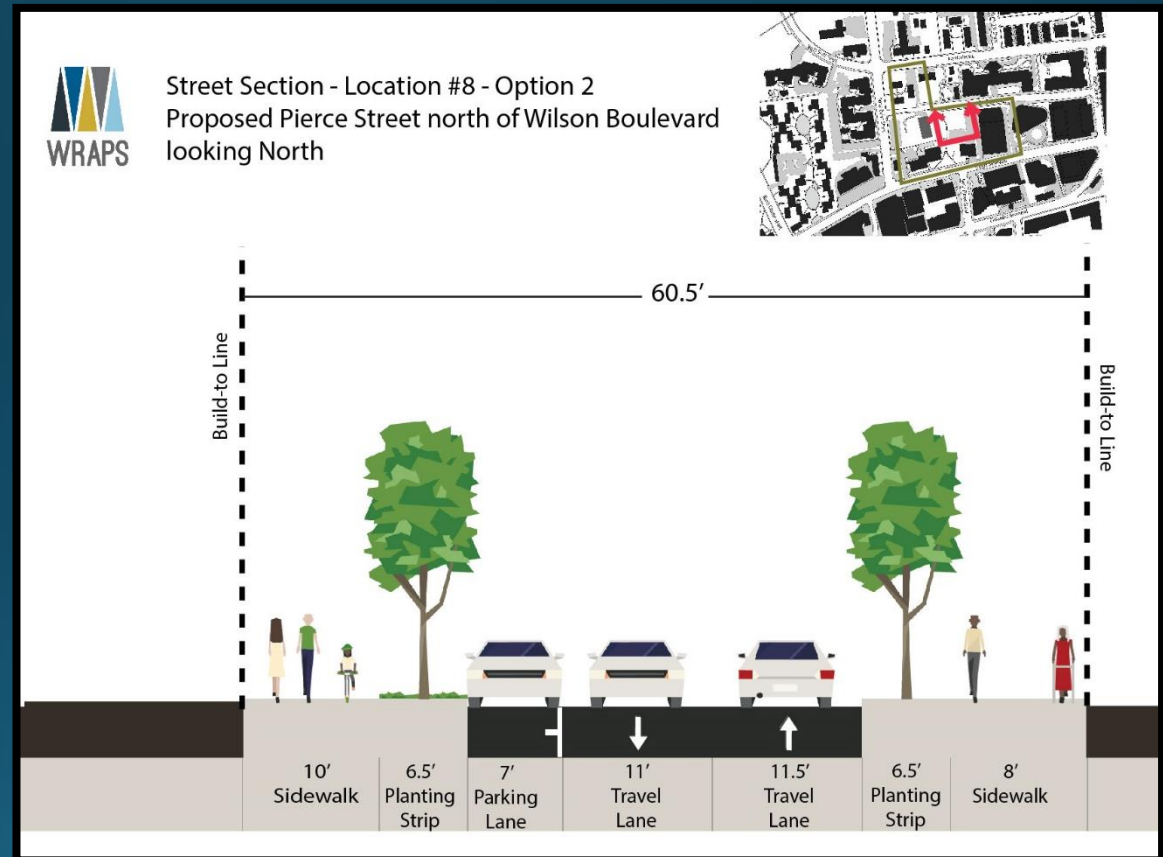
- Proposed redevelopment would result in a six-fold increase in WRAPS area population
- Without new Pierce Street – new school (775 students), private redevelopment (1.2 million S.F.), fire station would be dependent upon Quinn/18<sup>th</sup> street for access
- All traffic, including ACFD vehicles, would pass by school and park. 18<sup>th</sup> Street would be out of character with Realize Rosslyn Framework Plan

## WRAPS Development



# Street Design

- Travelway can be kept narrow
- Flexibility in alignment and construction materials exists
- **Street space could incorporate elements of existing County open space** – parking for park users, trees and landscaping, walkways, benches, stormwater management - in a space and cost-efficient manner

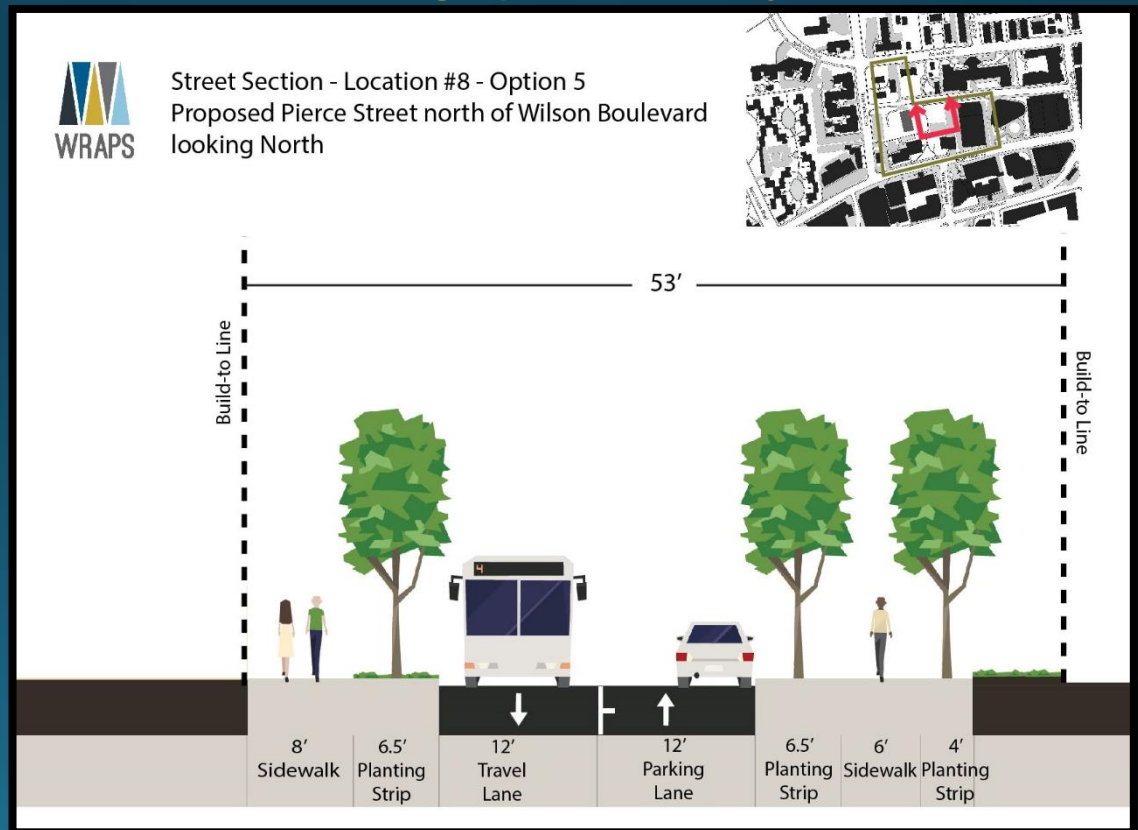


# Alternative Narrow Street Designs

## Shared Street Space (curbless)



## Off-Peak Parking (part time "yield street")



# Recommendations

# Recommendations

## 1. School Siting:

### School building could be sited along Wilson Blvd

- Provides a consistent street wall along Wilson Blvd
- Links opens spaces along 18<sup>th</sup> Street

#### Potential Guiding Language in Plan –

- Small building setback to allow wider sidewalk
- Coordinate streetscape with potential use(s) of adjacent 7-11 site, when acquired

### School building could be sited along 18<sup>th</sup> Street

- If County Board prefers to pursue a “net zero” or “net zero-ready” school

#### Potential Guiding Language in Plan –

- Create activation of frontage by incorporating seating, plantings, or public art
- Incorporate the best materials/practices in providing containment of the field so as not to create an obtrusive barrier

# Recommendations (cont.)

## 2. Incorporate a County park on the County parcel

- Provide a usable space that is perceived as public
- Incorporate street frontage to enhance visibility
- Contributes to meeting the open space goal in the Charge

## 3. Co-locate the fire station w/in the County / Penzance redevelopment site

- Co-location with APAH not feasible; not technically and operationally sound
- Penzance co-location meets County's phasing, technical and operational needs
- Addresses fire station phasing and parking requirements

## 4. Pursue the 6-story affordable housing project (up to 156 units)

- Appropriate density (High-Medium Residential) and form of development for this location
- Required subsidy within acceptable range; consistent with prior funding allocations

## 5. Pursue joint development of the County / Penzance parcels

- Consistent with the Charge
- Helps finance the fire station and County park



# Next Steps

Tonight - County Board Work Session

April 10<sup>th</sup> – County Board/School Board Joint Work Session

April (TBD) – WRAPS Working Group Meeting  
- *Draft Area Plan Review*

April (TBD) – LRPC Meeting  
- *Draft Area Plan Review*

# Next Steps (cont.)

May – Draft Area Plan “Request to Advertise” Staff Report Developed

- Review by Advisory Boards and Commissions

June – Planning Commission and County Board Action on Draft Area Plan

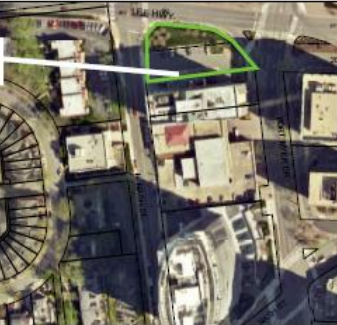
# Discussion / Questions

Additional Slides

# Alternate Fire Station Locations within Rosslyn

## LEGEND

- County Owned
- Privately Owned

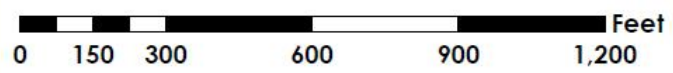


20th Street

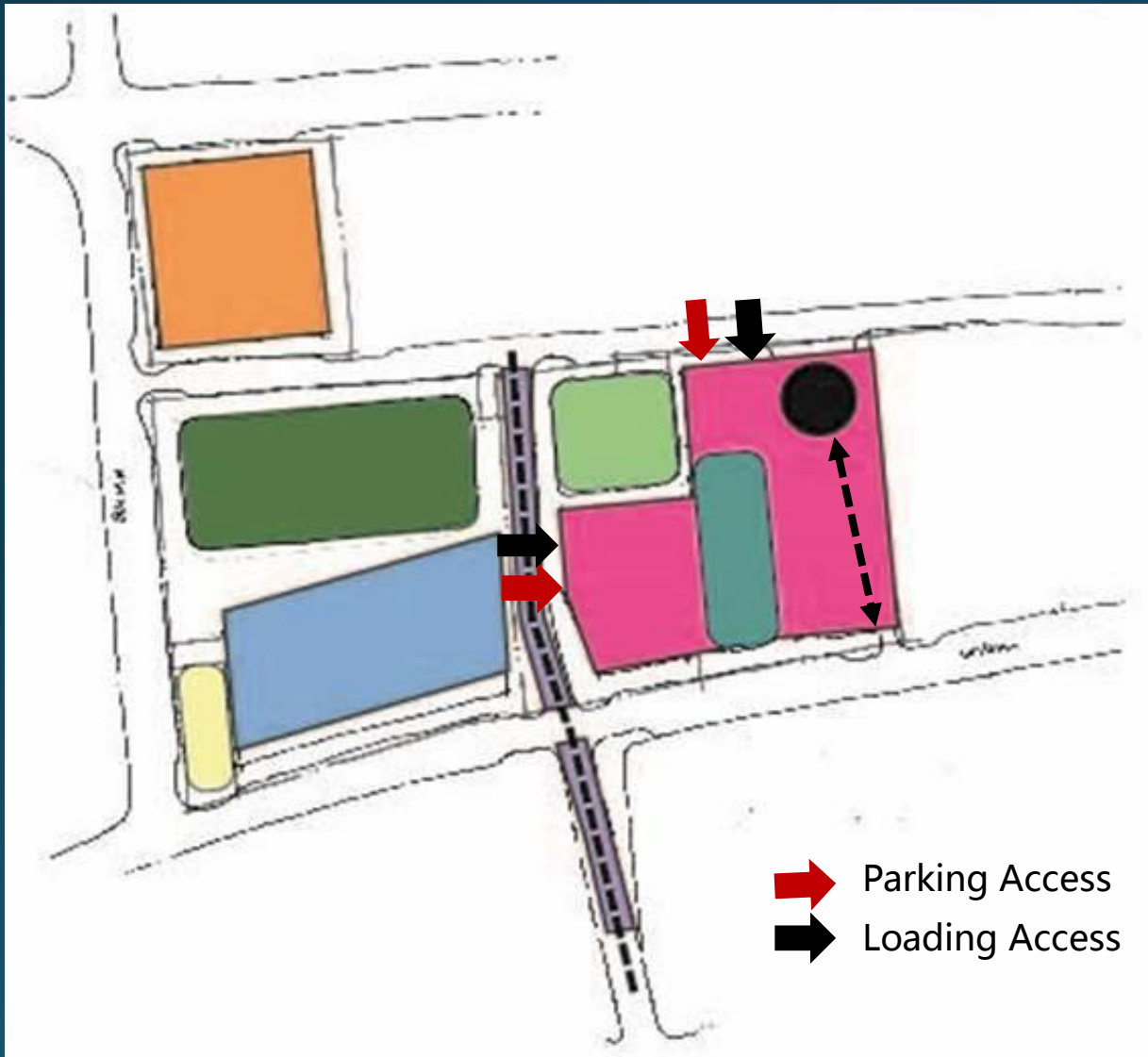
Rhodeside Park

Exxon

Community Garden & SF Home



# Potential Parking & Loading Locations



## Pierce Street

- Wilson Blvd not impacted by parking/loading access
- Two-way access for ACFD