

Working Group Presentation

# WRAPS

February 19, 2014

# Next Steps

## **Tonight** - Working Group Meeting

- Inform WG on staff recommendations
- Get feedback

## February 25<sup>th</sup> - LRPC Meeting

- Inform Planning Commissioners on WRAPS process and staff recommendations
- Get feedback

## March 4<sup>th</sup> - County Board Work Session

## March (TBD) – County Board/School Board Joint Work Session

# Background

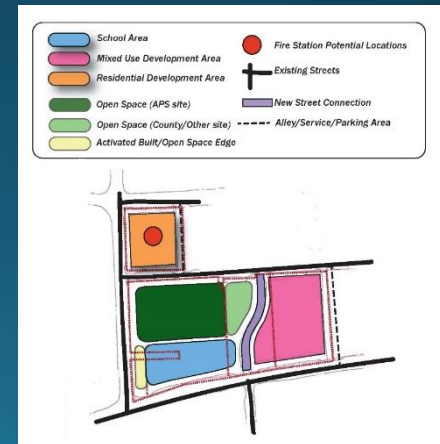
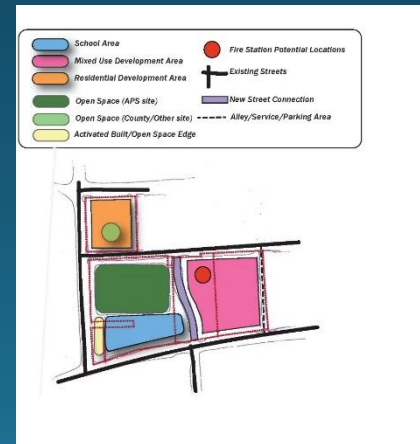
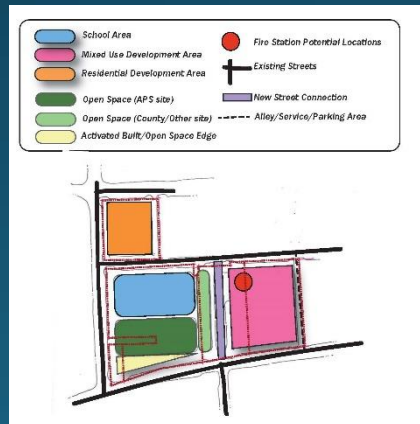
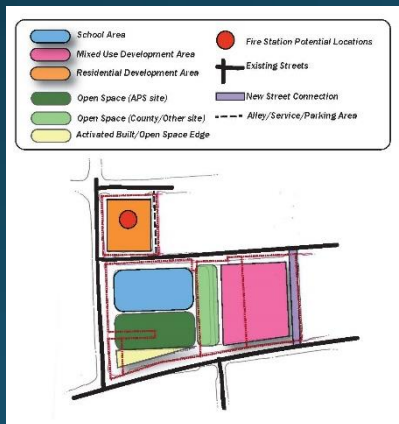
## WRAPS Charge

- 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

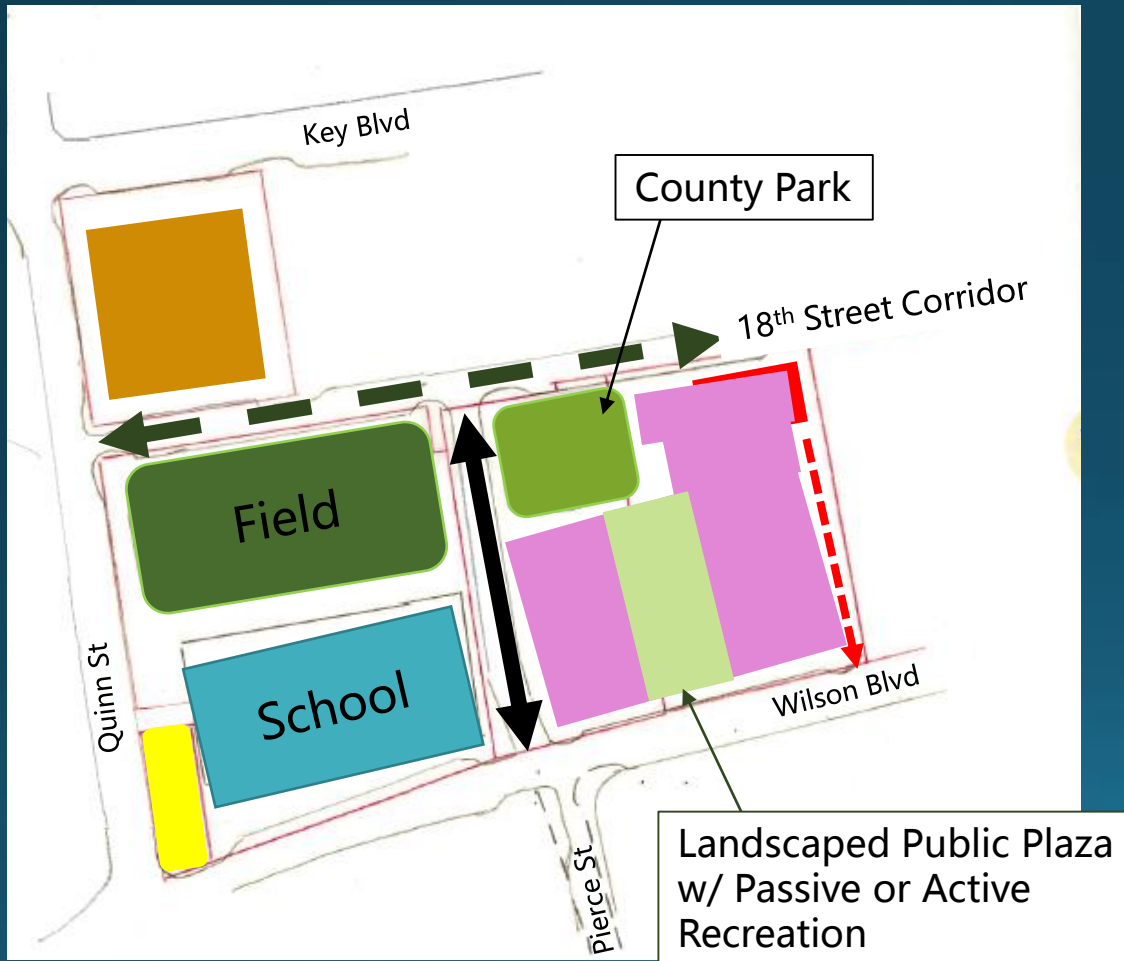
# Staff Follow-up

- 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:
  - Cost
  - Topographic challenges
  - Conflicts between ACFD operations and school traffic
- 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 Planning Concept

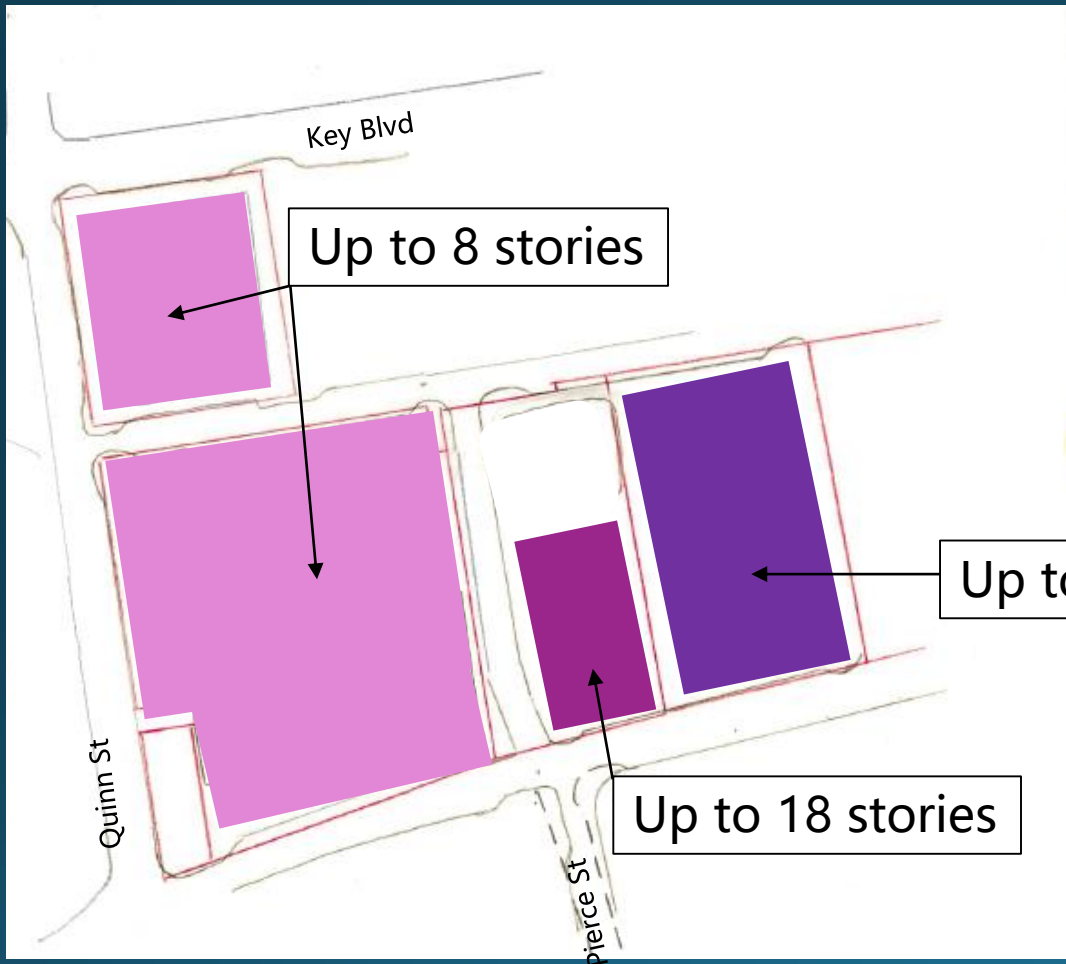


## Major Elements:

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

## Ground-level Park and Recreation Spaces

Open Space	Existing	Potential
County Park	23,000 SF <sup>1</sup>	11,500 SF
Field	47,000 SF <sup>2</sup>	43,500 SF <sup>3</sup>
Public Plaza	N/A	18,500 SF
<b>Total</b>	<b>70,000 SF</b>	<b>73,500 SF</b>

Does not include recreational facilities in/on school building

<sup>1</sup> Excludes parking area

<sup>2</sup> Includes all space within school fence

<sup>3</sup> Includes only the "field"; additional open space on the APS property is achievable

# APAH Co-location Issues

## 1. Cost:

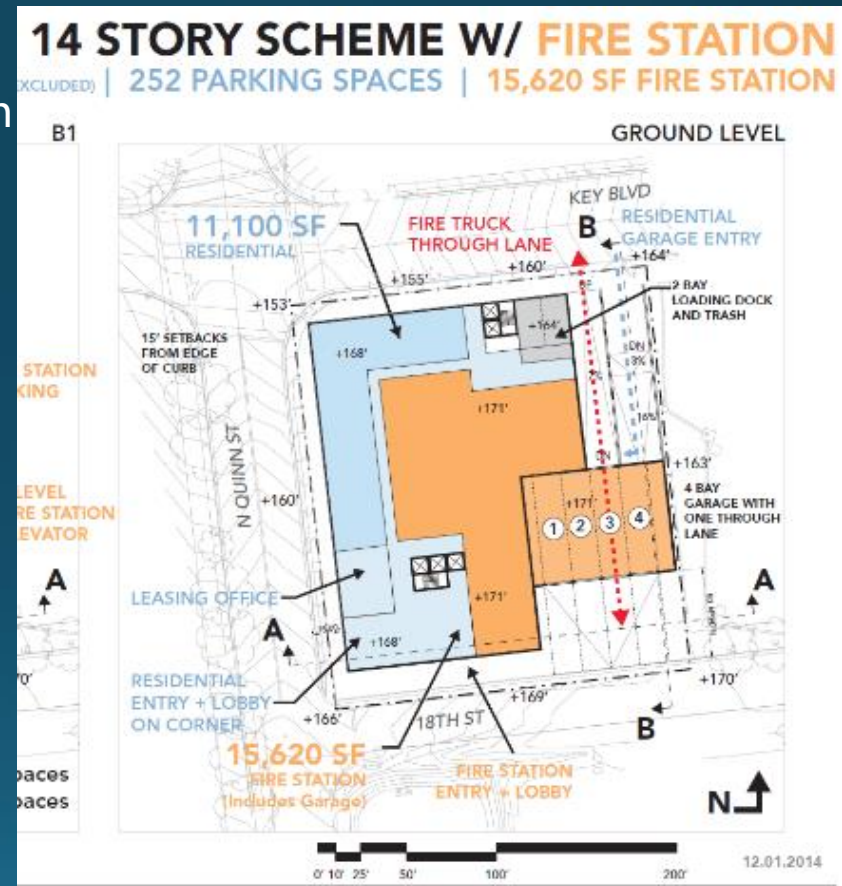
Affordable housing subsidy and fire station construction cost is excessive

## 2. Technical /Operational Challenges:

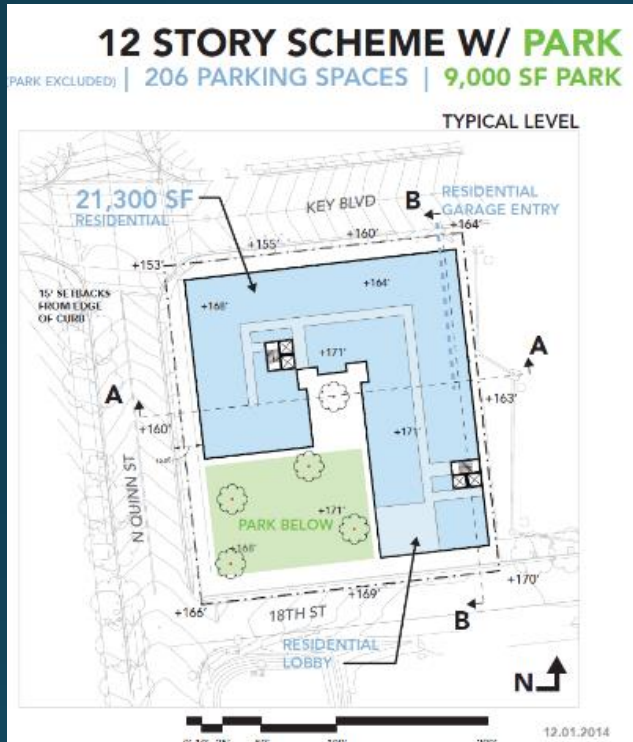
- Egress shown on 18<sup>th</sup> Street
  - Conflict with school pick-up/drop-off
- Steep grade on Key Blvd & Quinn Street
- Additional design work needed to see if egress to Key/Quinn will work

## 3. Timing / Phasing / Agreements:

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



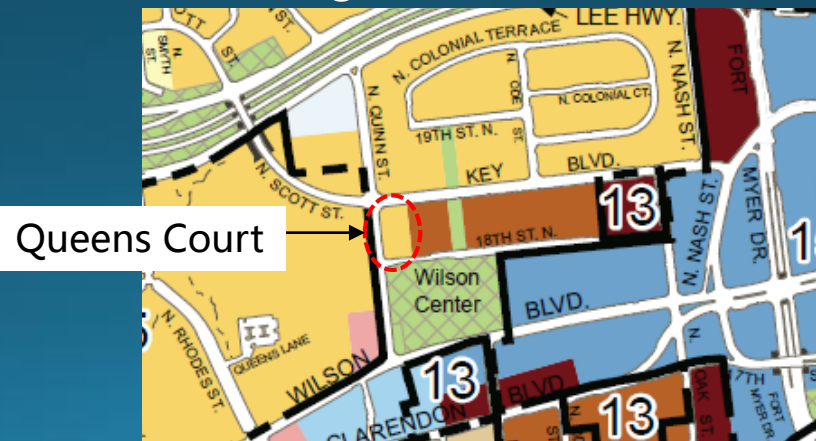
# APAH 12-Story Concept



## Staff Concerns:

- Cost
  - Subsidy approximately equal to the annual AHIF budget.
- Height
- Density
  - 250 units/acre inconsistent with surrounding context

- 250 units / 12 stories
- Total subsidy: \$27M



County Staff

# 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, 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 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

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# Questions to Consider:

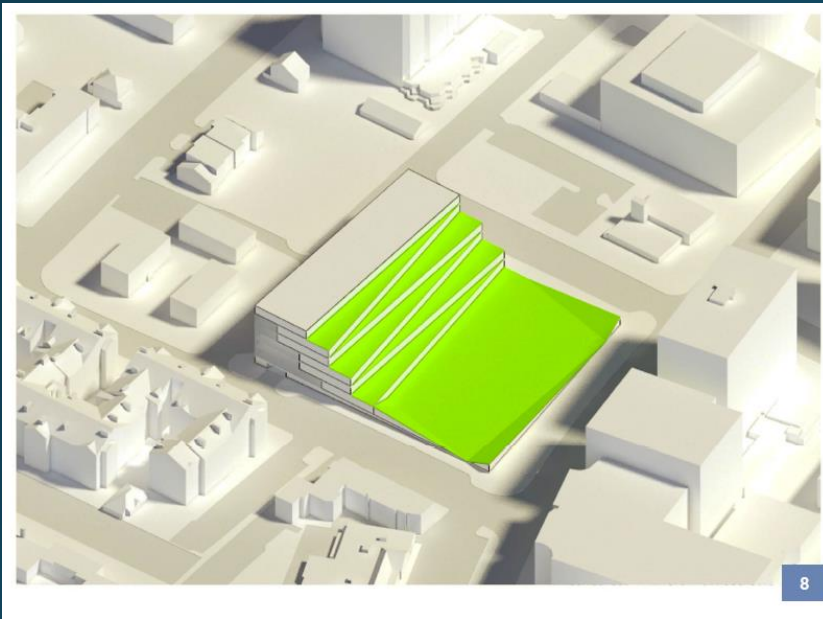
- Does the Concept Plan meet the Charge?
  - New School
  - Open Space, up to 60,000 SF
  - New fire station
  - Affordable housing
  - Energy efficiency / sustainability
  - Economically viable; heights and densities that support achieving County goals
  - Effective multi-modal transportation facilities and services
- Is staff's recommendation for flexibility on school location appropriate?
- Is there support for up to 8 stories on the Queens Court site?
- Is there support for joint development of the County/Penzance parcels?
- Is there support for the Pierce Street connection?

Review of Alternatives

# School Siting

# APS Proposal

## Perspective View



Up to 775 Students  
6 stories / ~100 feet tall  
\$80M budget

## Street View – assuming no 7-11



# APS Proposal

View of Building Fronting Wilson



Street View – assuming no 7-11



# Proposed Planning Concept

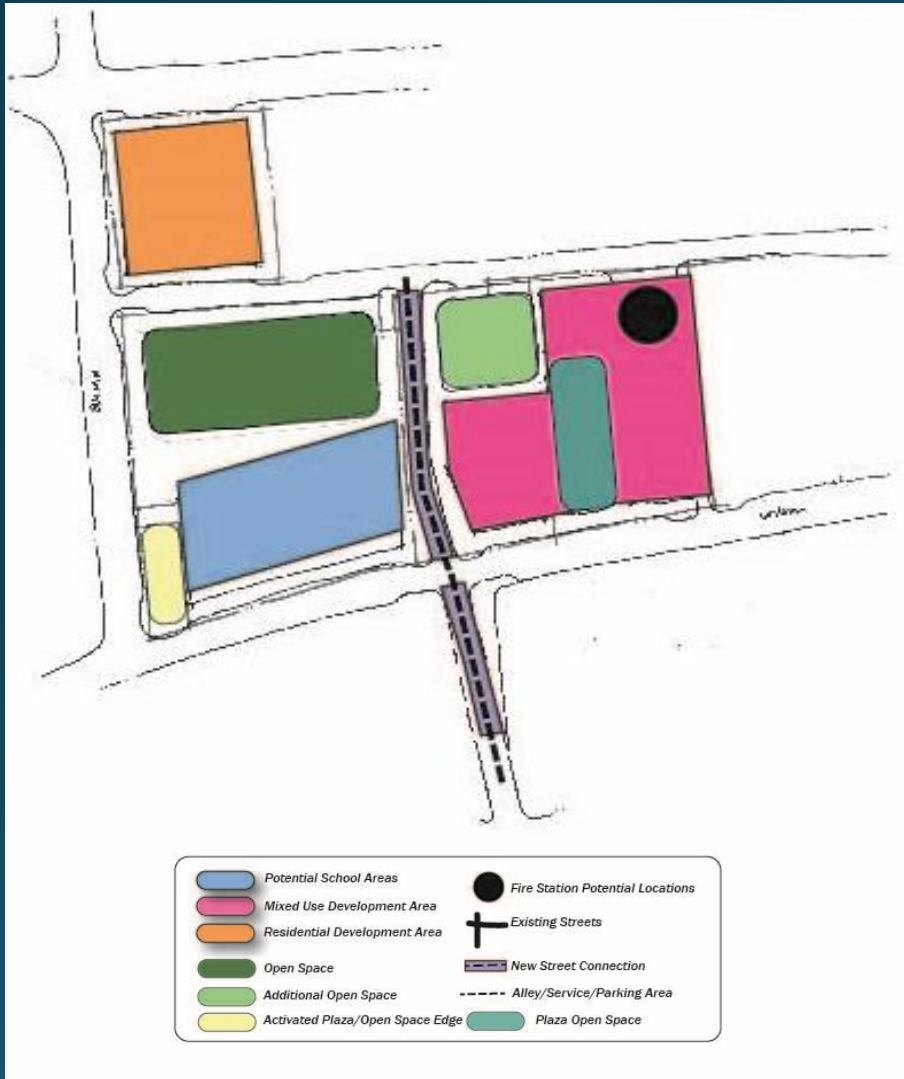
School Sited on Wilson

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

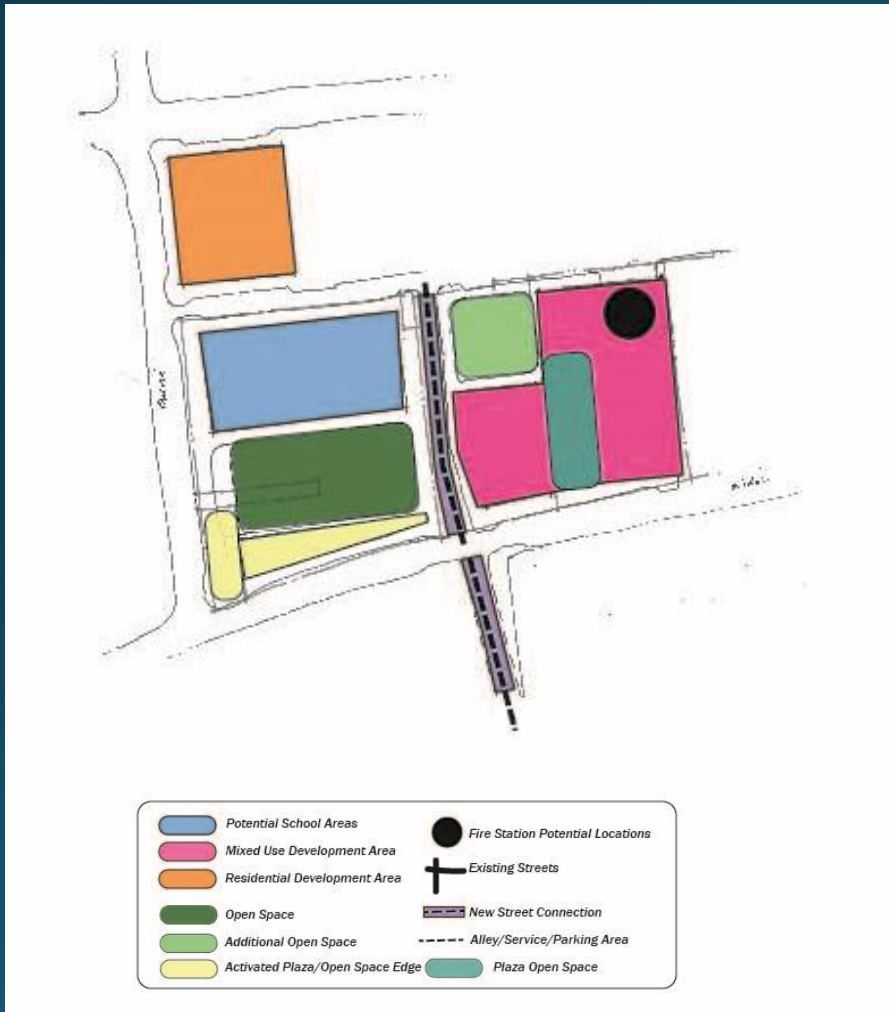
## School Sited on 18<sup>th</sup> Street

### 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



# Discussion / Questions