

**Public Facilities Review Committee  
Wilson Secondary School  
Meeting Summary  
Wednesday, July 15, 2015**

**Attendees**

<b><i>PFRC Members (√ = present):</i></b>	<b><i>Arlington Public Schools (APS):</i></b>
√ Stephen Sockwell, Chair	Scott Prisco, APS
√ Todd McCracken, Schools	Jennifer Xu, APS
Jeff Certosimo, Housing Commission	Sean Franklin, BIG
Elizabeth Gearin, Parks & Rec. Commission	Carol Kachadoorian, Toole Design Group
√ James Schroll, Transportation Commission	Jack Chin, Leo A. Daly
√ Nancy Iacomini, Planning Commission	
John Miller, At-Large	
Steve Cole, Planning Commission	
√ Heather Obora, Schools	<b><i>County Staff:</i></b>
√ Erik Gutshall, Planning Commission	Arlova Vonhm, DCPHD
Jason Widstrom, Fiscal Affairs Adv. Comm.	Rob Gibson, DES
√ Terri Prell, At-Large	Meliha Aljabar, DPR
William Staderman, Disability Advisory Comm.	
<b><i>Wilson Project-Specific PFRC Members (√ = present):</i></b>	<b><i>Attendees:</i></b>
√ Carroll Colley, North Rosslyn CA	Laura Saul Edwards
√ Paul Derby, North Rosslyn CA	
Gerry Welch, Atrium Condominiums	
√ Stuart Stein, Radnor/Ft. Myer Heights CA	
√ Stan Karson, Radnor/Ft. Myer Heights CA	
√ Steve Campbell, Urban Forestry Commission	
√ Christine Ng, E2C2	
√ Katherine Elmore, Parks & Rec. Commission	

**Introductions/PFRC Charge:**

PFRC Chair Steve Sockwell opened up the meeting by welcoming those present. He indicated that next steps would include a presentation by APS of the selected design concept to the School Board in August. Chair Sockwell offered the option of having another PFRC meeting in early August if the committee felt they needed additional time to discuss the project before it goes to the School Board. Chair Sockwell informed attendees of an upcoming meeting to discuss use permit conditions for Abingdon School, to be held in early September. Committee members and attendees introduced themselves and gave the name of the organization or committee they were representing.

**APS Presentation:**

**Transportation**

APS staff introduced the transportation consultants, Toole Design Group, who provided an overview of their analysis of parking requirements and school parking needs, both for daily use and for school events. The consultants indicated that based on their research, there are roughly 700-800 parking spaces available in privately owned garages within a short distance from the school site, which could potentially be used to augment parking provided onsite.

### Wilson School Concept Design

The design team, led by Leo A. Daly Architects (Leo Daly) and Bjarke Ingels Group (BIG), presented an updated analysis of the selected design concept, previously referred to as the “Fanning Bars”. They also responded to three main questions posed at the last meeting, including:

- What will the building look like from Wilson Boulevard?
- How does the open space work?
- What facilities in the building will be publicly available?

APS consultants presented potential sustainability strategies that might be employed here, including a geothermal water loop under the garage, solar energy, and maximizing access to daylight. The design team indicated they are still working on how to address the edges of the buildings. Finally the team presented an analysis of the different field height options and their implications on total field area. Access to the consultant’s presentation can be accessed from the APS website for the Wilson School project, located here:

<http://www.apsva.us/Page/29273>

APS described the School Board review process including an explanation of the purpose of the concept design review. The PFRC held a straw poll on the concept design and voted unanimously to support the APS proposal. The committee also discussed the different implications on how the building is operated if it is a shared vs. a joint use facility. APS indicated that it has not gotten to these discussions yet with the County.

### **PFRC Questions/Concerns:**

#### Transportation/Parking

- What is the proposed number of staff for Wilson school? How many parking spaces are currently provided?
  - Projecting to have 141 teachers for both school programs
  - Currently, there are 152 spaces at the existing school site + on-street parking in the neighborhood.
- How did you assess the impact of future development on private parking availability?
  - Toole looked at the development pipeline for nearby properties, including the proposed Penzance project
  - Have to keep in mind that existing Penzance office parking on adjacent site will not be available for use once that development project starts. There are also no assurances regarding when the Penzance office building will be completed.
- Do other APS schools require the use of private parking garages for events?
  - Generally, APS uses whatever is available nearby. However, there are no public parking garages in close proximity to existing schools.
  - One potential option would be to have people park at Key School and shuttle them to this site.
- Is there potential to set up an agreement with the Penzance office use for after-hours parking?
  - Possibly, most school events start at 7:30pm
- What is the anticipated TDM program?
  - APS Go is their current program

- APS is planning on partnering with Arlington Transportation Partners as well as learning more about the Arlington County employee TDM program.
- A monthly transit subsidy is already underway at Ashlawn (\$30-60) but it may have to be increased here.
- Are the public garage spaces available all day? What happens when the office market comes back?
  - The parking garage spaces identified are available during the day
  - Will have to continue to study office development and its potential impacts
- Look at the number of half-day/itinerant staff. It may be harder to encourage TDM with this population. How do you pay for parking at the same time you market TDM?
  - This school will have a higher than average number of lower payscale staff (123 FTEs of 141 total staff)
  - TDM can be used to encourage carpooling as well
  - APS looking at what County does now with regard to transit subsidies and pre-tax deductions

### Concept Design

- With a field elevation of 175', how would it look from the street?
  - People would have to navigate a 5' difference. An image provided to illustrate this.
- 18<sup>th</sup> Street has a "belly" right now, is it coming out?
  - This feature is currently at the 175' elevation.
- Concern about transition between the field and the public park
- What is the proposed programming of the upper terrace(s)?
  - Not known yet; could be a basketball court and allow more green space to stay
- Will APS be a part of the open space planning here? The process should include an acknowledgement of the terrace and building entrances to areas intended to be accessed by the public.
  - APS will definitely participate in the County's planned open space process for the design of the new Rosslyn Highlands Park
- What is largest flat dimension of the proposed field?
  - Largest, open, flat area is approximately 238' X 128.5'
- Be sure to provide a visual marker on Wilson Boulevard to indicate that there is an open space back on 18<sup>th</sup> Street.
  - This will be designed as part of parks planning process.
- Concern that it will be too shady between proposed Penzance building and the school to support trees shown there
  - 50' distance in between building, but landscape plan is still TBD
- When is conversation about historic preservation happening?
  - This will begin at the Design Review Committee of the HALRB on August 5<sup>th</sup>
- What is the minimum desired sidewalk width for loading and unloading? Is it possible to shorten it along 18<sup>th</sup> Street to allow more room for tree canopy?
  - The sidewalk could be less narrow but we want 18<sup>th</sup> Street to be a more vibrant street.

- Does APS envision that the programs will remain the same size? This site could have a much taller building on it.
  - School Board realized what the capacity of the site is when they selected it.
  - HB is a special program and will stay small. There is no intent to expand or add seats here.
- Will the parking deck be able to support natural grass?
  - APS is proposing to use turf as directed by APS, but this is not 100% determined now. Turf will be more durable and able to handle lots of users
- Will you talk about lighting as part of this process? Look at Washington & Lee as an example of what works well
- Be mindful that the existing basketball court is in frequent use.
- Good work overall! PFRC has had mostly positive remarks and no comments on building.
  - WRAPS process allowed for people to express their concerns prior to start of PFRC.
- Please find ways to put in tree canopy. It will be a challenge but should go in on the S. side of 18<sup>th</sup> street.
- What is height of semi-solid space on Wilson?
  - 28 feet.
- What components of the concept design is the committee being asked to agree to?
  - Building placement
  - Location of field
  - Basic building configuration (fanning bars)
  - We are NOT looking at skin, windows, or building materials yet; we're only talking about massing and volume. Schematic design gets into these details as well as streetscape
- The areas of public access are not defined yet. We will need to know this before signing off.
  - These can be listed as an area of concern, in addition to the height of the field, in our correspondence with the School Board on the concept design
- Would any terrace be open to the public during school hours?
  - No, that is not envisioned for the terraces or the field

Requests for additional information include the following:

- Provide more context images for N. side of 18<sup>th</sup> Street; would like to see connection to adjacent open spaces
- Provide examples of green fencing
- Clarify what is solid and what is transparent and what is partially transparent on views
- Request for feedback from County staff on parking as well
- Provide an explanation of the difference between a shared and joint use facility

### **BLPC Update:**

APS and their consultants presented a summary of the last Building Level Planning Committee (BLPC) meeting, held on June 24<sup>th</sup>. The committee discussed parking at that meeting and APS identified some of their concerns, specifically TDM and the cost of

parking. This is of particular concern given that HB-Woodlawn students and staff consider themselves as peers in all aspects of school life, including access to parking resources.

**Public Comment:**

There was one public speaker, Laura Saul Edwards, who is a member of the Wilson School BLPC. She provided comment regarding the role of PFRC in programming terrace space (this is APS controlled property) and asked the committee to consider potential options for providing more on-site parking at the school site (including levels of below grade parking).

**Next Steps**

The next PFRC meeting will include a presentation of parking data from Toole Design Group, further refinement of the chosen design concept from BIG, and responses to questions raised in this meeting.

The proposed meeting schedule for the remainder of the year is as follows:

- August 13, 2015 – School Board Meeting, Wilson Concept (Info)
- September 1, 2015 – BLPC
- September 16, 2015 – BLPC
- **September 17, 2015 – PFRC**
- September 24, 2015 – School Board Meeting, Wilson Concept (Action)
- September 30, 2015 – BLPC
- October 14, 2015 – BLPC
- **October 15, 2015 – PFRC**
- October 28, 2015 – BLPC
- November 10, 2015 – BLPC
- **November 12, 2015 – PFRC**
- November 24, 2015 – BLPC

The meeting adjourned at 9:30pm.