

West Rosslyn Area Plan



- Approved by County Board in July 2015
- Outlines the vision for a mix of high-quality civic uses, including a new school, a new fire station, a redeveloped Rosslyn Highlands Park, private affordable housing, and private mixed-use development

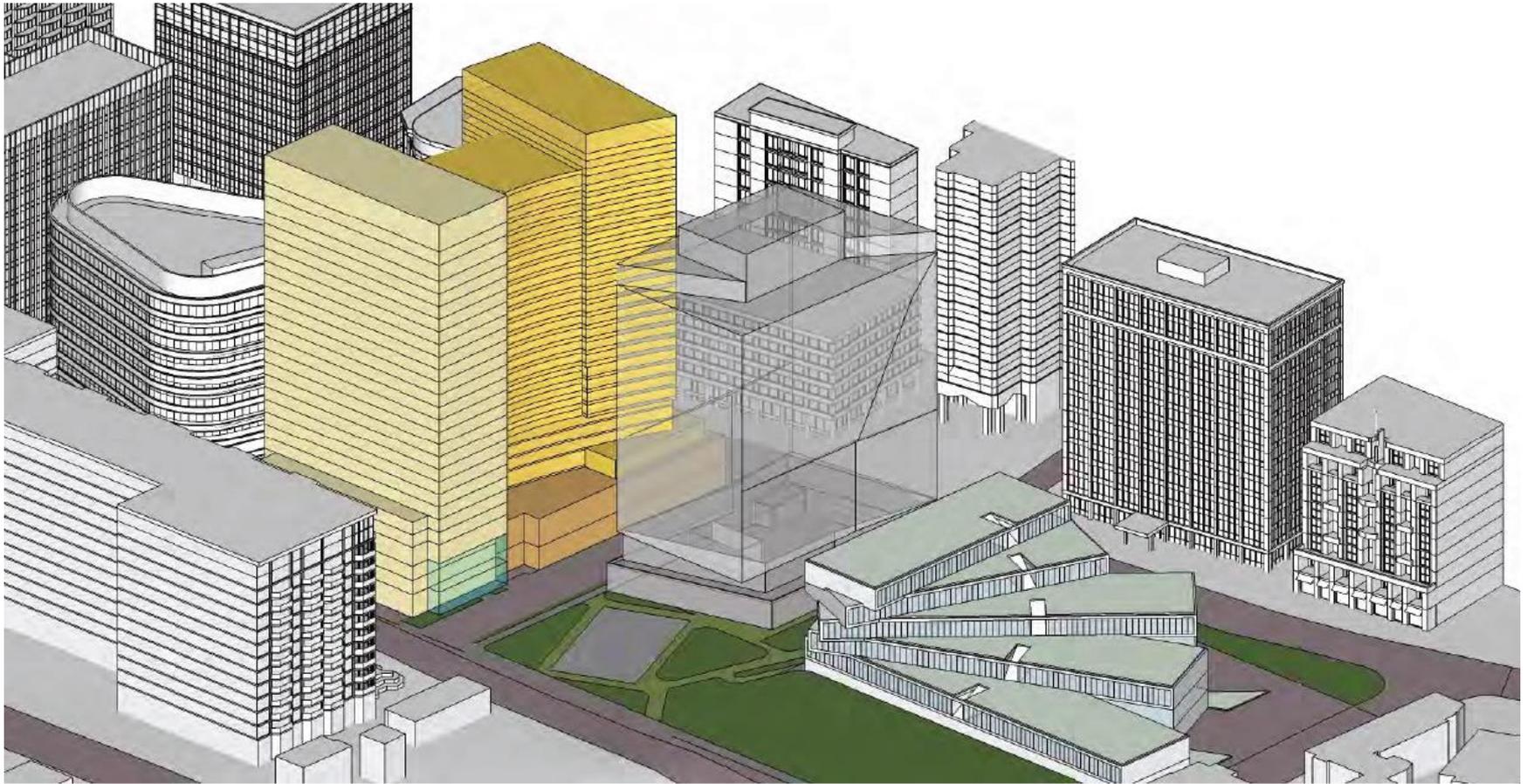
- The approved plan contemplates a myriad of public and private uses in a small area, making implementation of the plan challenging



West Rosslyn - Implementation



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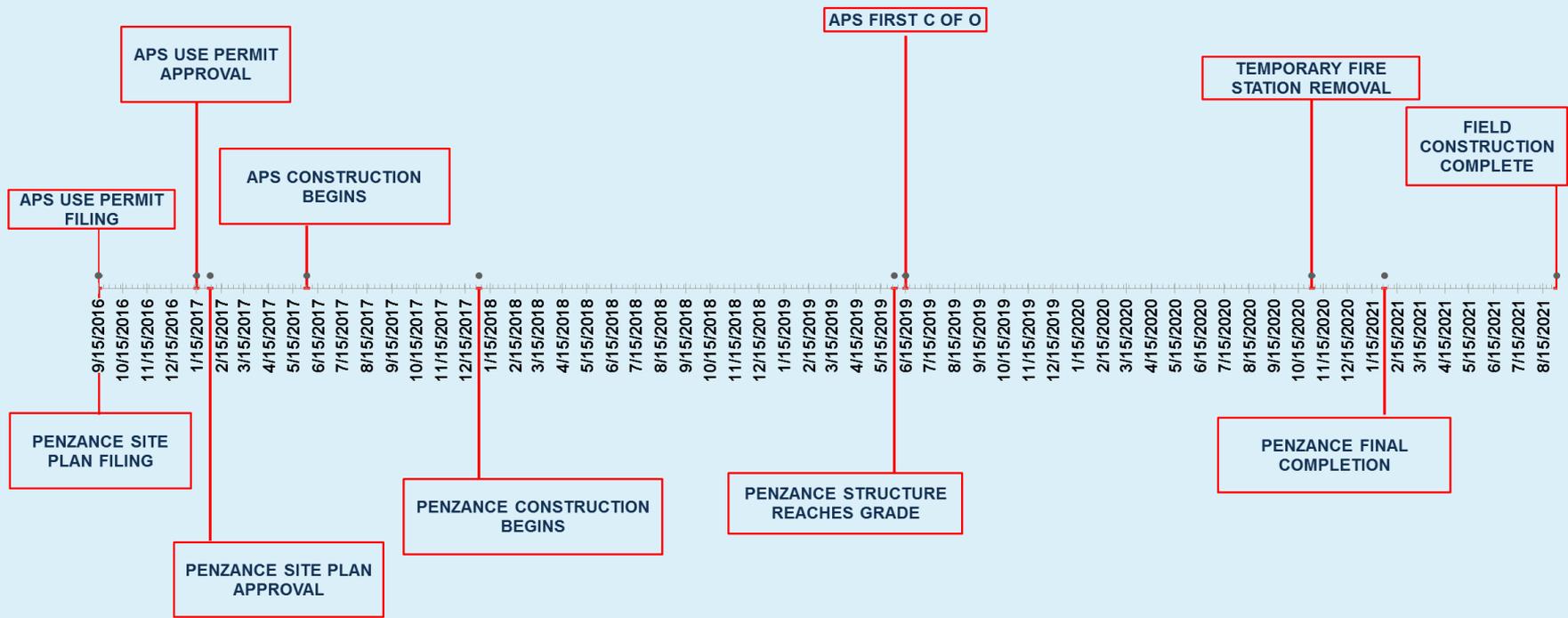


Financial Feasibility: A two-phase construction of the redevelopment of the County and 1555 Wilson Blvd. properties add substantial costs to the construction project, making the project unable to get financing based on the current market returns in both the equity and debt markets.

Temporary Fire Station Need

Effect of Single-Phase Penzance Construction on Wilson Site

Below is the current proposed construction timelines for both the new school and the adjacent Penzance project constructed in a single phase with the temporary fire station on the Wilson site. This timeline involves 18 months of construction adjacent to the new school, and an additional 9 months to construct the field after removal of the temporary fire station.



Temporary Fire Station Alternative Locations



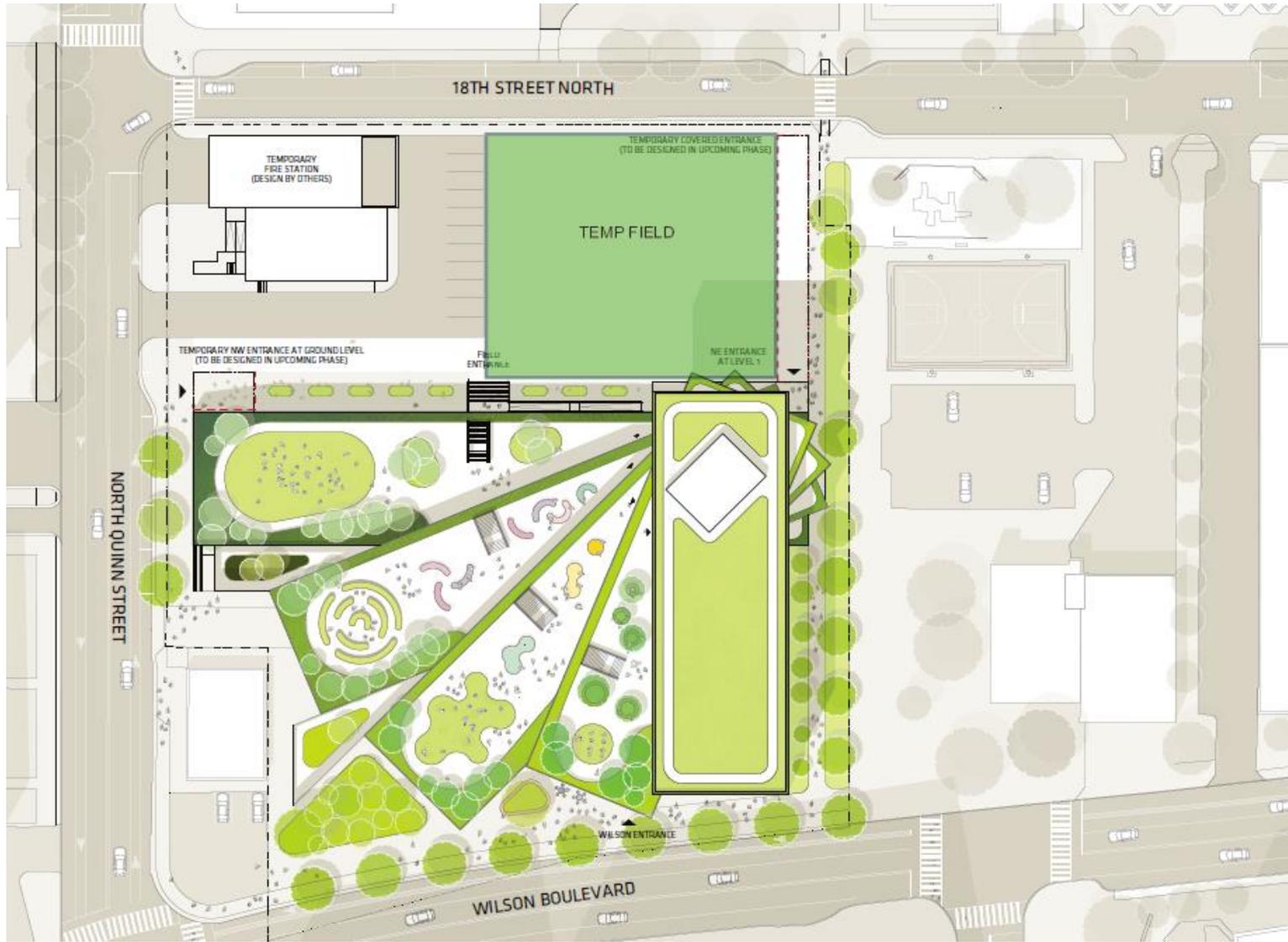
Temporary Fire Station Alternative Locations

Property	Adequate Response Times to Entire First Call Coverage Area	Adequate Size	Adequate Topography	Appropriate GLUP Designation	Appropriate Zoning	Publicly Owned
Wilson School	Yes	Yes	Yes	Yes	Yes	Yes
Rhodeside Green Park	Yes	Yes	Yes	Yes	No	Yes
Holiday Inn	Yes	No	No	Yes	Yes	Yes
Key Blvd. Community Gardens	Yes	No	Yes	No	No	Yes
Queens Court	Yes	No	Yes	No	No	No
Lynn St. Lot	Yes	Yes	Yes	Yes	Yes	No
Courthouse Plaza	No	Yes	Yes	Yes	Yes	Yes
Danville St. Lot	No	Yes	Yes	Yes	Yes	No
Adams St. Lot	No	No	Yes	Yes	Yes	No

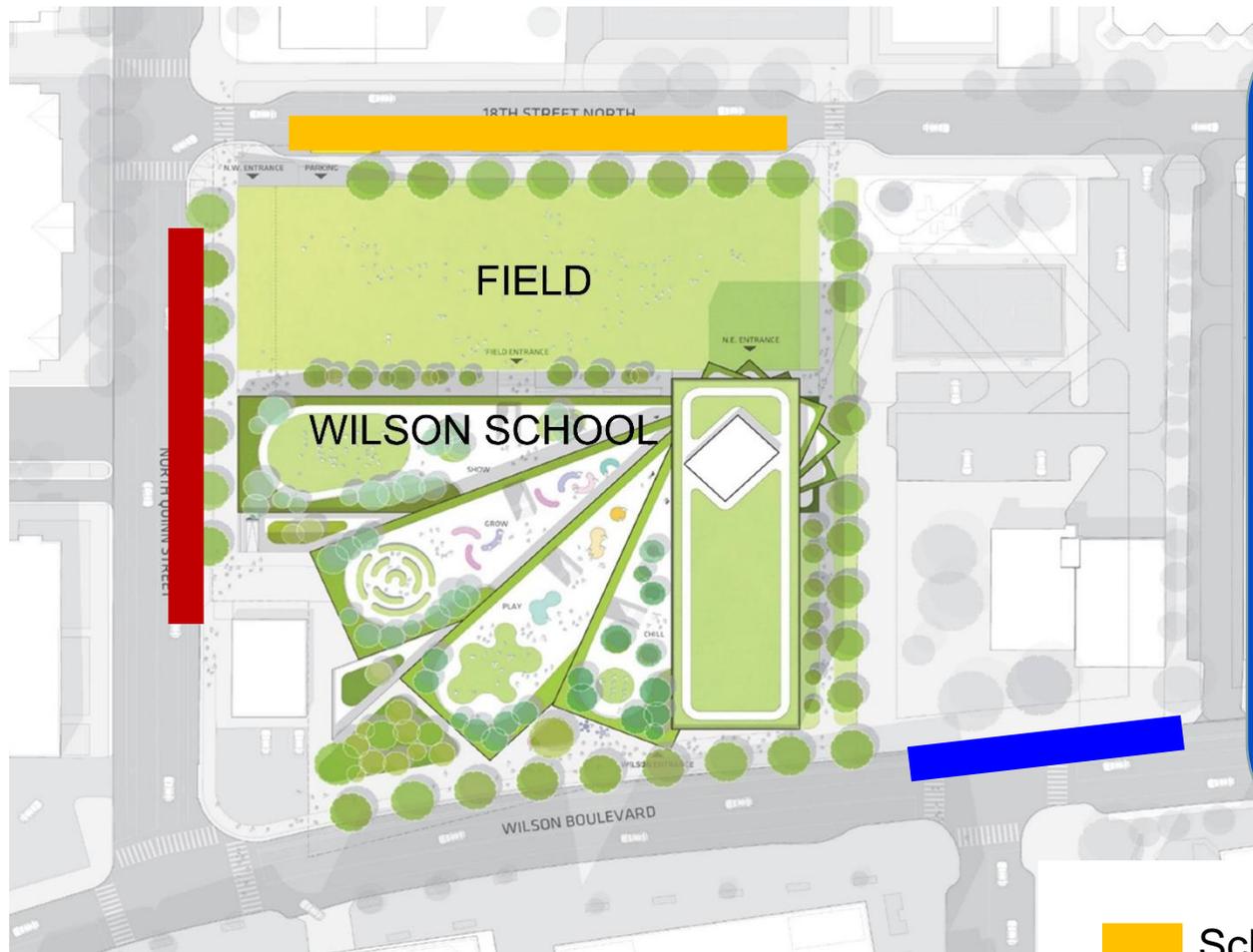
- **APS Cost Savings**
 - \$5M garage hard costs
- **County Cost Savings**
 - \$20M new fire station
 - \$3.96M new park
 - \$1M new N. Pierce St. segment

- **Ground Rent:** Net present value of ground rent (less the deduction for the 100 permanent parking spaces for APS) exceeds \$18M
- **Tax Revenue:** Over \$9M in annual net new taxes

Interim Condition



Schematic Design



Key Strategies

- Provide separate zones for each mode of arrival.
- Limit access along 18th St. N. during morning arrival and afternoon dismissal.
- Provide alternative drop off and pick up areas in close proximity to school.
- Improve streets and sidewalks around the site.
- Implement transportation demand management (TDM) tools for teachers.

-  School Buses
-  Fire Station Frontage
-  Student Drop Off and Pick Up

With Temporary Fire Station



Operational Changes

- With the temporary fire station on N. Quinn St. student drop off and pick up from being on N. Quinn St. to being on Wilson Blvd.
- When the new fire station is built student drop off and pick up will get moved to N. Quinn St. as originally envisioned.
- Alternative student drop off and pick up locations to remain.

-  School Buses
-  Fire Station Frontage
-  Student Drop Off and Pick Up

1. APS staff and consultants will work with County staff to develop a concept plan for temporary drop off and pick up along Wilson Blvd. with recommendation for additional alternative off-site pick up and drop off locations.
2. Present initial recommendations to PFRC and BLPC as part of use permit review.
3. APS develops formal drop off and pick up procedures for the school with input from the County and the school administrative staff. Formal procedures for the buses will also be developed.
4. Work with school community before the new school opens to get the word out about the procedures in advance.
5. Formally review and refine operations after the school opens with input from the school community, transportation consultants and County staff.
6. Repeat steps 3, 4, and 5 for drop off and pick up along N. Quinn St. when temporary fire station is removed from the site.

- The County is obligated to provide temporary field space within 1 mile of the new school until the new field is completed after removal of the temporary fire station.
- The County will also pay for APS to create a temporary, fenced, green recreation area on the remainder of the field space on the Wilson site while the temporary fire station is located on the Wilson site. This temporary recreation area will be approximately 100' x 120'.
- The design of the new school also includes a gymnasium, and several outdoor rooftop terraces that can accommodate a variety of passive outdoor activities.

- <https://projects.arlingtonva.us/wilson-school-site-faqs/>