

**Public Facilities Review Committee  
Wilson Secondary School  
Meeting Summary  
Thursday, June 11, 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	Alia Anderson, Toole Design Group
√ 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.	Dennis Sellin, 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	Carole Russo
√ Paul Mulligan, North Rosslyn CA	
Gerry Welch, Atrium Condominiums	
√ Stuart Stein, Radnor/Ft. Myer Heights CA	
√ Stan Karson, Radnor/Ft. Myer Heights CA	
√ Joan Lawrence, HALRB	
√ Steve Campbell, Urban Forestry Commission	
√ Christine Ng, E2C2	
√ Katherine Elmore, Parks & Rec. Commission	
√ John Seymour, E2C2	

**Introductions/PFRC Charge:**

PFRC Chair Steve Sockwell opened up the meeting by welcoming those present. Committee members and attendees introduced themselves and gave the name of the organization or committee they were representing. Chair Sockwell informed attendees of the upcoming meeting schedule and presented the Planning Commission recommendations for the WRAPS plan that pertained to the Wilson School site. Their recommendations included rotating the proposed Penzance office building to have an east-west orientation, advising against having elevated playing fields, and calling for 18<sup>th</sup> Street North to have less of a loading/service focus.

**APS Presentation:**

**Transportation**

APS staff introduced the transportation consultants, Toole Design Group, who provided an overview of their preliminary transportation findings and site access recommendations. They presented the results of a travel mode survey of staff, students and parents as well as an analysis of the existing transportation network (pedestrian, bicycle, transit, road). The consultants also presented an analysis of potential site access

options. Based on their analysis of existing conditions, the consultants recommended locating school bus parking on 18<sup>th</sup> Street North and parent drop-off and pick-up on N. Quinn Street. Toole consultants indicated they would return to PFRC in July to discuss parking.

#### Site and Building Organization

The design team, led by Bjarke Ingels Group (BIG) and Leo Daly Architects, presented an updated analysis of the potential building location (18<sup>th</sup> Street vs. Wilson Boulevard) and its impact on building access, open field layout, surrounding context, and sustainability. BIG staff also discussed building organization strategies and the two design concepts selected for additional study (ziggurat and fanning bars. Their presentation also included an analysis of the building program elements and how they could be accommodated in either design concept. Ultimately, the design team recommended locating the school building on Wilson Boulevard and utilizing the fanning bars design concept, which was also favored by the BLPC. APS also agreed to bring back previous design concepts for additional review if the PFRC requested it.

BIG then presented a detailed analysis of the fanning bars concept, including conceptual drawings showing the proposed building organization, by floor. 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>

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

- Can underground parking area be used for student drop-off?
  - APS doesn't think this is an ideal situation due to the potential for vehicular conflicts and safety concerns.
- Can the proposed design accommodate additional growth? What if you need to expand?
  - APS stated that because both of these programs are specialized, they are intended to remain small. They wouldn't likely work at a larger size.
- Please discuss public access to the gym, terraces, and other open spaces on the site next time.
- Can parking be lowered to have the playing field at grade? Concern was expressed that open spaces on this site and the County public park are potentially at different grades/levels. Underground parking is desired here.
  - The Stratford program needs a covered entrance however, there is an opportunity to shift how much of the field is above grade; it doesn't have to be uniform across the site.
  - Cost is also an issue as lowering the garage would be require more excavation.
  - Current proposal could provide lower level community space in the parking deck on the weekends.
- Concern about the amount of community open space that is available. Desire expressed to have open spaces on the APS and County sites to be at the same level.
- Provide more information about the terraces and the transition to the County public park as well as the appearance of the Wilson Street entrance next time.

- Historic context requires a grand entrance to the building on Wilson Boulevard. A prominent civic entrance on Wilson Boulevard is important.
- Ideas about treatment of theater space?
  - Need some visibility on the street as well as privacy for APS students
  - Maybe a combination of both glass and more opaque materials could work
  - Consider some type of transparent material that you can only see through at night
- What is the maximum building height that is acceptable to APS?
  - APS is comfortable with a maximum of 5-6 levels
- Why are solar panels still being shown with the building location along Wilson Boulevard?
  - Building slopes to the west and will still get afternoon sun
  - Solar panels are only one of the sustainability features proposed here

**Public Comment:**

There were no speakers who provided comment at the meeting.

**BLPC Update:**

The consultant presented an overview of the process to date, including the Building Level Planning Committee (BLPC) meetings held on May 27<sup>th</sup> and June 10<sup>th</sup>. The majority of the BLPC members expressed a preference for the building to be located along Wilson Boulevard and for the fanning bars concept. BLPC will meet once again prior to the next PFRC meeting.

**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:

- June 24, 2015 – BLPC
- **July 15, 2015 – PFRC\***
- August 13, 2015 – BLPC
- September 1, 2015 – BLPC
- September 16, 2015 – BLPC
- **September 17, 2015 – PFRC**
- 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

*\* Represents a change to the originally proposed PFRC meeting date*

The meeting adjourned at 10:00pm.