



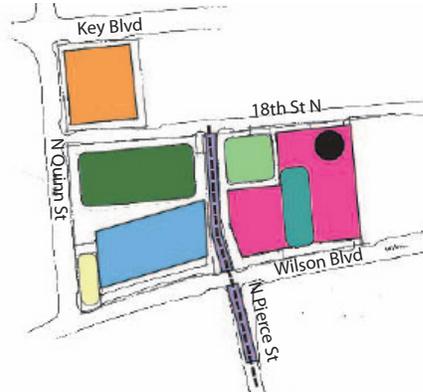
WESTERN ROSSLYN AREA PLANNING STUDY

The WRAPS draft concept plan is designed to **balance community needs and maximize open space.**

Highlights of the draft concept include:

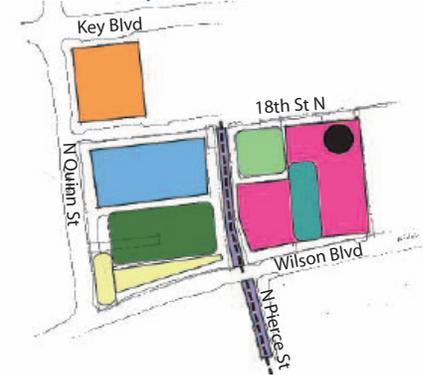
- 30,000 square feet of newly designed open space on a plaza and County park; the total area is equal to the existing 25,000sf of accessible open space at Rosslyn Highlands Park and the existing 5,000sf surface parking lot. Combined with outdoor recreational fields on the school site, the total proposed open space (73,500sf) exceeds the study's goal of achieving up to 60,000sf.
- A much-needed new fire station
- A new school for up to 775 students
- A recreational field and indoor athletic facilities on the school site that would be available for community use much of the time
- Affordable housing that will contribute to the community's affordability needs
- 1.1 million square feet of a vibrant, walkable mixed-use development

Draft Concept Plan - Variation A



- Potential school area
- Mixed-use development area
- Residential development area
- Open space
- Additional open space
- Activated plaza/open space edge

Draft Concept Plan - Variation B



- Potential fire station location
- ⊕ Existing streets
- New street connection
- Alley/Service/Parking
- Plaza open space

Find out what further study and direction the draft concept plan will take on the next page, "WRAPS Frequently Asked Questions" →

The site's **challenging space limitations will require collaboration and compromise** between the community, the County and property owners Arlington Public Schools (APS), Arlington Partnership for Affordable Housing (APAH) and Penzance Companies.

The County recognizes this is an essential site for Arlington and is **committed to working together to achieve a comprehensive solution.**

Specific study goals were outlined in a County Board charge, first adopted in July 2013, which kicked off a community planning process. Many public meetings and workshops were held with staff and a community group representing key stakeholders. The County Board will consider adoption of the WRAPS Area Plan in July 2015.

Get Involved

Your opinion matters. Participate in the WRAPS process:

- Visit arlingtonva.us/wraps to
 - Read the latest news and view project documents
 - Subscribe to study email updates
 - View upcoming events
- Contact us at cphd@arlingtonva.us
- Find us @[planArlingtonVA](https://twitter.com/planArlingtonVA)  



Frequently Asked Questions

Is the draft concept plan final?

Because the County Board is strongly interested in maximizing open space, staff was directed at a recent County Board work session to further evaluate the following elements of the concept plan:

- Removal of the proposed "through street" at Pierce or creation of a cul-de-sac off Wilson Boulevard to provide service to private development;
- Relocation of the "through street" eastward to a new Ode Street; and
- Reorienting the commercial building to front Wilson Boulevard instead of a proposed plaza, thus consolidating all open space toward 18th Street.

Staff will study these revisions in the coming weeks. Additional opportunities for public comment and engagement will be scheduled as the draft is reviewed by advisory boards and commissions in May and June.

Two variations of the concept plan shown on the reverse side depict flexible school siting options. School siting will be studied further as part of the upcoming Public Facilities Review Committee process that will be initiated in May 2015.

The site area includes Rosslyn Highlands Park. Will the Area Plan take away open space?

A key driver of the process thus far has been achieving the greatest amount of contiguous and usable open space. The School Board's decision to locate a new school on the Wilson site significantly reduced the County's ability for a major increase in open space while meeting study goals.

Today, the community has access to about 25,000 square feet of usable open space (basketball court, tot lot and passive areas); there is an additional 5,000 square feet of parking. The current draft concept plan provides about 30,000 square feet of open space on a new plaza and County park. The design of those spaces will be determined through a separate public process with broad community input. The "plaza" could consist predominantly of green space and/or recreational uses.

The concept also includes a recreational field and indoor athletic facilities on the school site that would be available for community use much of the time.

What is being considered for the Wilson School Site?

In December 2014, the School Board decided to move HB-Woodlawn and associated programs, now housed at the Stratford site, to a new facility at the Wilson School site.

The new school will consist of up to 775 students and the School Board has budgeted approximately \$80 million for new construction at this site.

A public process to review the design of the new school, in detail, will be initiated in May 2015 through the Public Facilities Review Committee (PFRC).

Why does the County need a new fire station?

The existing Fire Station #10 on site was built in 1961 and is in dire need of replacement. The building has become outdated and is undersized to serve the surrounding Rosslyn neighborhood. A new fire station will provide the modern facilities and equipment storage required.

The cost of building the new fire station has not yet been possible within tight County budget constraints. WRAPS is an opportunity for the County to leverage a public-private partnership that will provide the necessary funding needed for this community need. The County will partner with a private developer, as explained below.

Why is the County working with a private developer?

At a work session on March 4th, 2015, the County Board committed to continuing to partner with Penzance on their adjacent parcels.

The County Board is making every effort to be fiscally responsible and leverage the resources of our private partner. Through this partnership, the private developer would cover the costs of a much-needed new fire station and many of the other site amenities, such as park and plaza development.

Penzance has committed to a robust public process with the community and the County to design the plaza and open space. This includes being open to the idea that any "plaza" could consist predominantly of green space and/or recreational uses.

Visit arlingtonva.us/wraps to view a letter from the County Board Chair about this partnership and the Letter of Intent agreement with Penzance.