



# **Douglas MacArthur Elementary School & Recreational Facilities**

**Rezoning #2020-00002,  
Development Special Use Permit #2020-00010**

City Council  
September 12, 2020



# Project Context & Location





# Applications Requested:

**Rezoning** of school properties from R-20 and POS to R-8 and a portion of Forest Park from R-8 to POS.

**Development Special Use Permit with Site Plan** to construct a new public elementary school with an underground parking and recreational facilities.

**Special Use Permits** for:

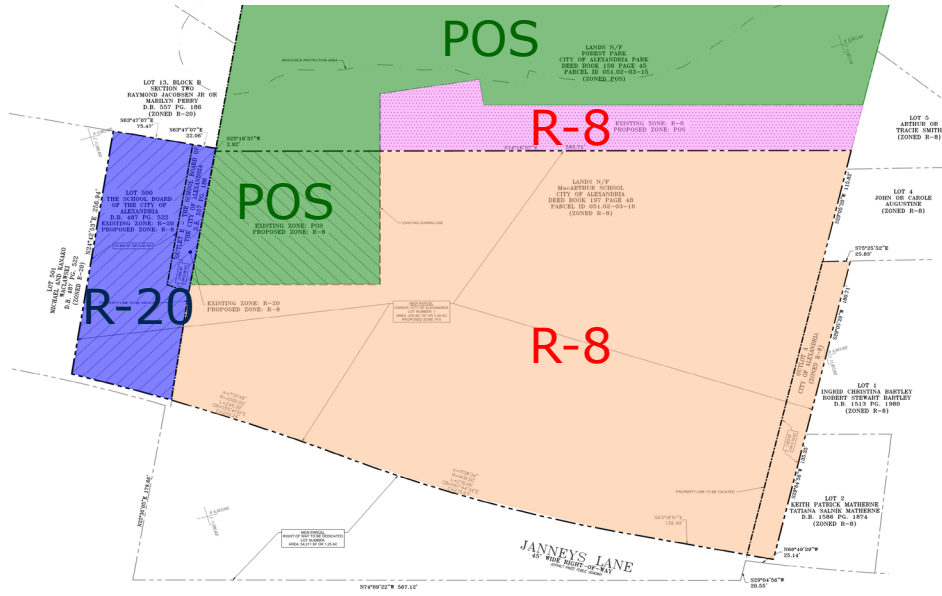
- Indoor and outdoor recreational facilities,
- Increase in Floor Area Ratio from 0.6 to 0.71,
- Height increase from 40 feet to 46 feet, and
- Exceed the maximum required parking.

**Modification** for:







- Rear yard setback from 46 feet to 1 feet, and
- Front yard setback from 30 feet to 25.6 feet.

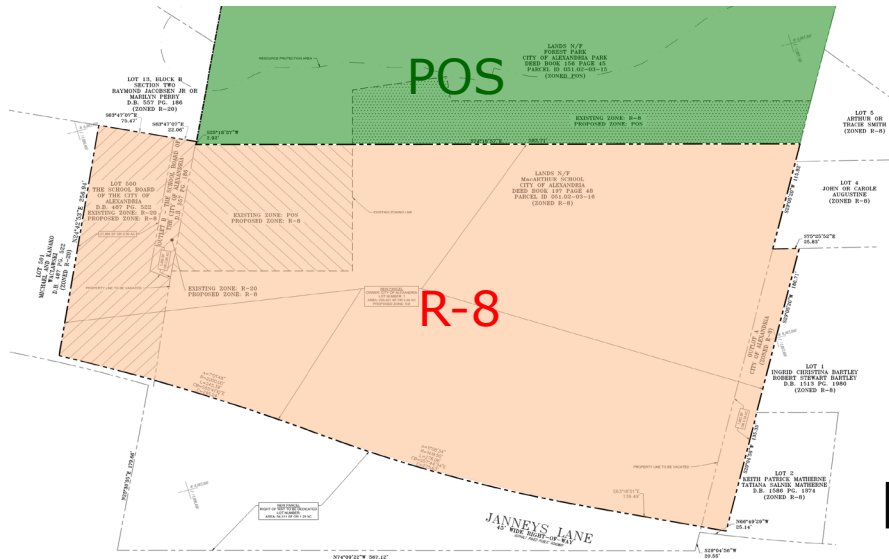
**Subdivision** for lot consolidation of four lots.

# Rezoning and Lot Consolidation



## Existing Zoning

|   |   |   |  |
|---|---|---|--|
|  | EXISTING ZONE: R-20<br>PROPOSED ZONE: R-8 |  | PROPERTY LINE                            |
|  | EXISTING ZONE: POS<br>PROPOSED ZONE: R-8  |  | ZONING LINE                              |
|  | EXISTING ZONE: R-8<br>PROPOSED ZONE: POS  |  | EXISTING ZONE: R-8<br>PROPOSED ZONE: R-8 |

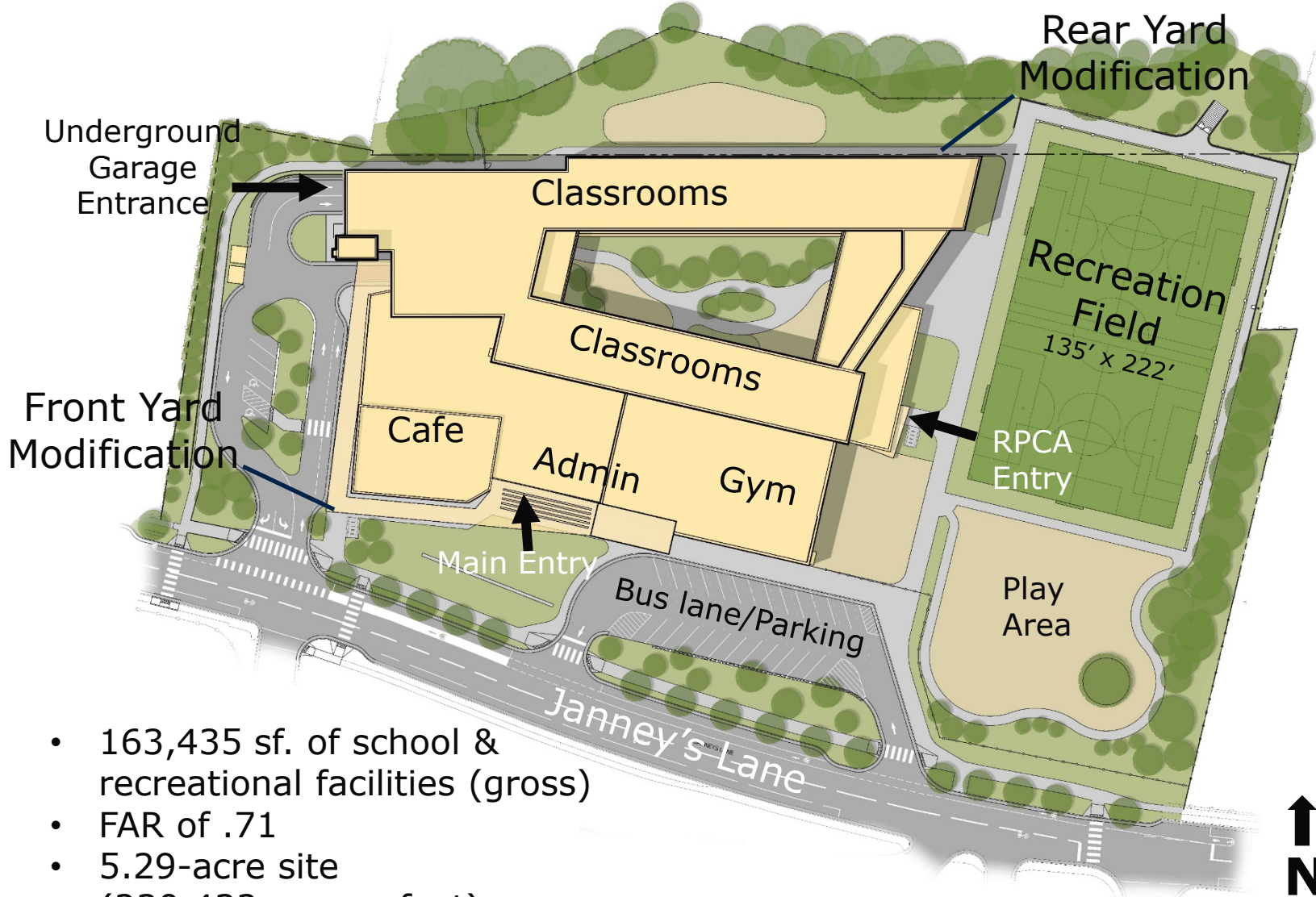


## Proposed Zoning

|   |            |
|---|------------|
|  | ZONING R-8 |
|  | ZONING POS |

# Project Description

## FAR and Yard Modifications



- 163,435 sf. of school & recreational facilities (gross)
- FAR of .71
- 5.29-acre site (230,432 square feet)

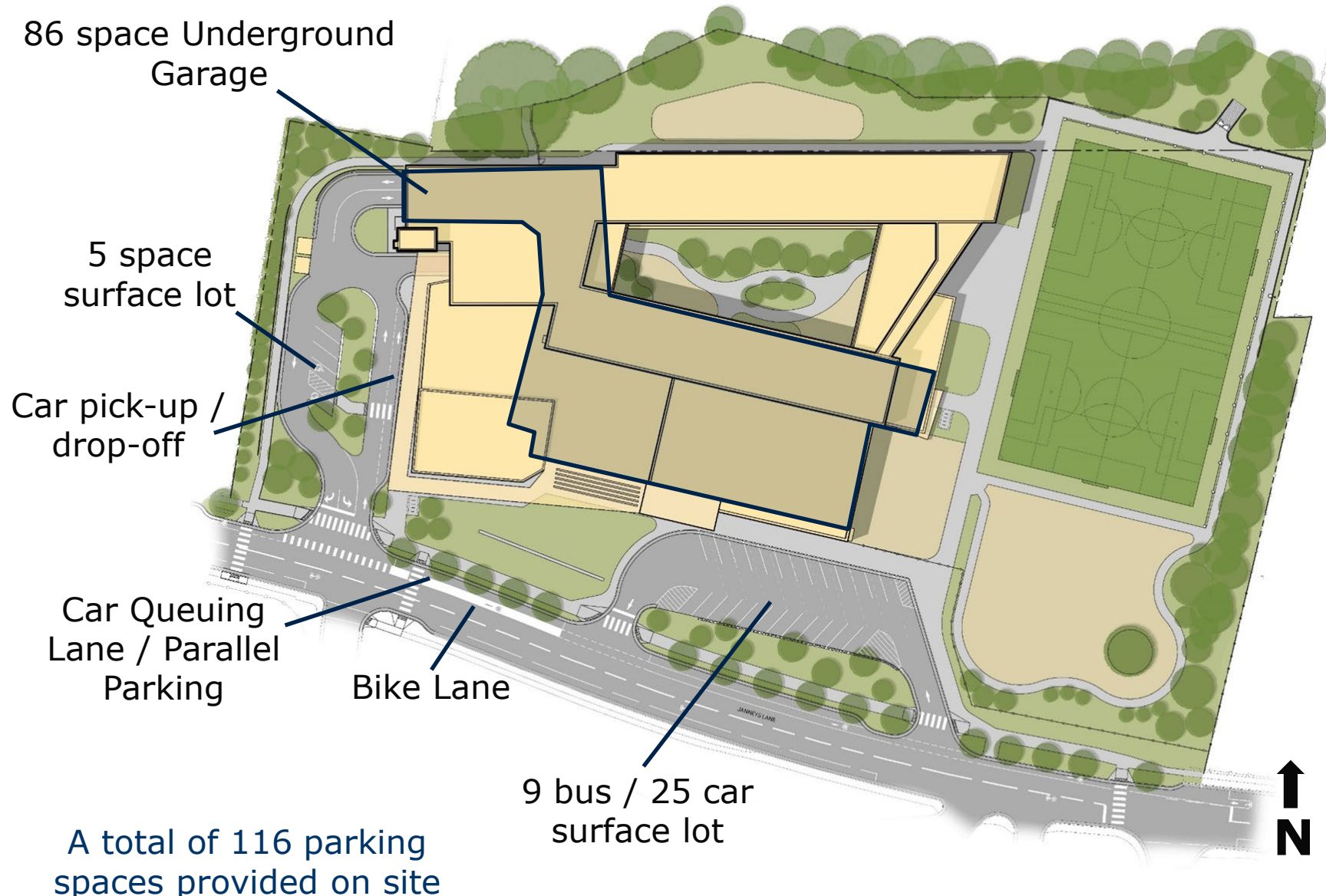
# Open Space & Public Access

## Recreational Areas, Trails and Community Room



- 2.34 acres of open space (101,895 sf)
- 44.2% of the site

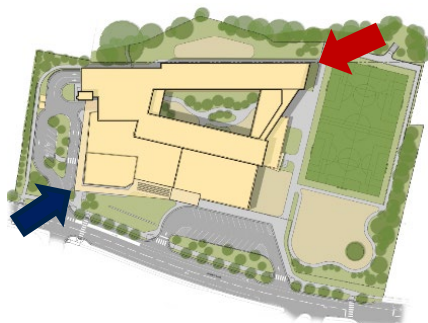
# Vehicular Access and Parking



# Building Design



Southwest corner as seen from Janney's Lane

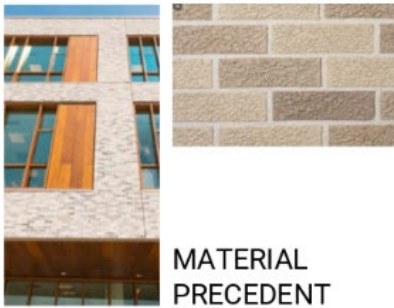


Northeast corner as seen from Park

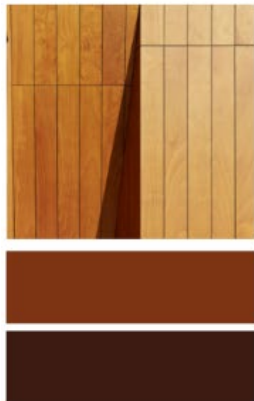


# Building Design

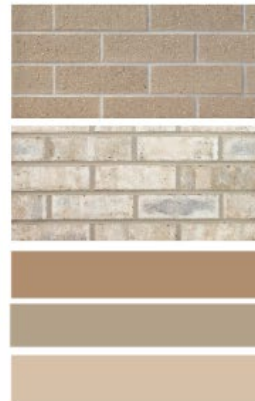
## Materials & Green Building



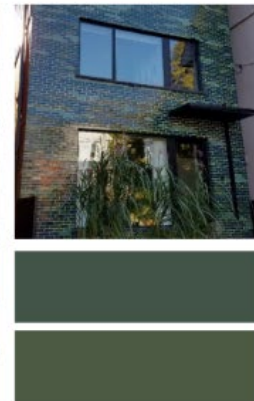
WOOD PANEL



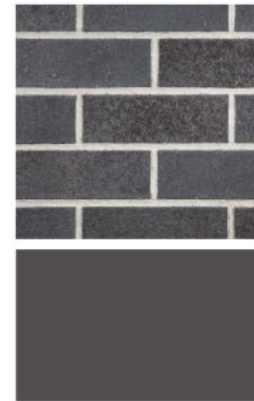
BLENDED BRICK



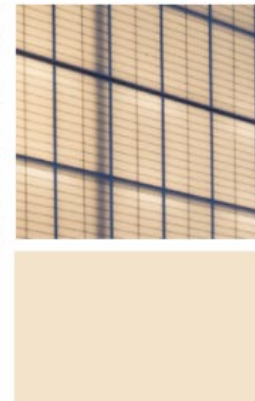
GLAZED BRICK



BRICK BASE



KALWALL



STOREFRONT



# Building Design



## Proposed Entrance Canopy



View from East

## Proposed 2<sup>nd</sup> Option Entrance Canopy



View from East

# Project Benefits

- A new LEED **Gold** / **Net Zero** energy public school facility with increased student capacity and modern amenities on the site of a smaller, aging school facility;
- New outdoor recreation amenities for community and school use;
- Below grade parking;
- Improved pedestrian and bicycle facilities;
- Dedicated community room for public use;
- New and enhanced streetscape along Janney's Lane to include wider sidewalks and landscaping;
- Enhanced trail connections to Forest Park; and,
- New indoor City recreation facilities.



VIEW FROM THE FIELDS



VIEW IN THE COURTYARD





# Community Engagement

| <b>Date</b>       | <b>Meeting</b>              |
|-------------------|-----------------------------|
| <b>10/29/2019</b> | Community Meeting           |
| <b>11/4/2019</b>  | Advisory Group Meeting      |
| <b>11/9/2019</b>  | Community Meeting           |
| <b>11/18/2019</b> | School Staff Meeting        |
| <b>12/16/2019</b> | Advisory Group Meeting      |
| <b>12/18/2019</b> | Community Meeting           |
| <b>1/13/2020</b>  | School Staff Meeting        |
| <b>1/13/2020</b>  | Advisory Group Meeting      |
| <b>1/15/2020</b>  | Community Meeting           |
| <b>1/23/2020</b>  | School Board Meeting        |
| <b>2/3/2020</b>   | Community Meeting           |
| <b>2/6/2020</b>   | School Board Meeting        |
| <b>2/18/2020</b>  | Advisory Group Meeting      |
| <b>2/19/2020</b>  | Community Meeting           |
| <b>2/24/2020</b>  | School Staff Meeting        |
| <b>3/18/2020</b>  | Advisory Group Meeting      |
| <b>5/18/2020</b>  | Advisory Group Meeting      |
| <b>5/26/2020</b>  | Advisory Group Meeting      |
| <b>May 2020</b>   | Community Online Engagement |
| <b>6/24/2020</b>  | Advisory Group Meeting      |
| <b>July 2020</b>  | Community Online Engagement |
| <b>8/17/2020</b>  | School Staff Meeting        |
| <b>8/24/2020</b>  | Advisory Group Meeting      |
| <b>8/27/2020</b>  | Community Online Engagement |

# Conclusion

Planning Commission recommended **approval** subject to compliance with all applicable codes and the staff recommendations.

