



# **The High School Project Minnie Howard Campus**

**Master Plan Amendment #2021-00009**

**Rezoning #2021-00008**

**Development Special Use Permit #2021-10026**

**Planning Commission**

**January 4, 2022**



# Applications Requested:



**Master Plan Amendment** to amend Seminary Hill/Strawberry Hill Small Area Plan land use map to switch Institutional and Public Open Space land uses and Height Limit map from 35 feet to 77 feet.

**Rezoning** of property from R-12 and POS to OCM(50) and POS.

**Development Special Use Permit with Site Plan** to construction of a new high school building, community services and athletic fields and courts.

**Special Use Permits** for:

- Public Park, congregate recreational facilities, and facilities for the lighting in the POS zone for nighttime use.
- Congregate recreational facility lighting up to 60 feet in height.
- Building height to exceed 50 feet up to 77 feet in OCM(50) zone.
- Increase in height for recreational areas up to 30 feet in POS zone.
- Exceed the parking maximum in the OCM(50) zone.

**Modifications** for landscaped island requirements, and street Tree spacing along Braddock Road.

# Project Context & Location





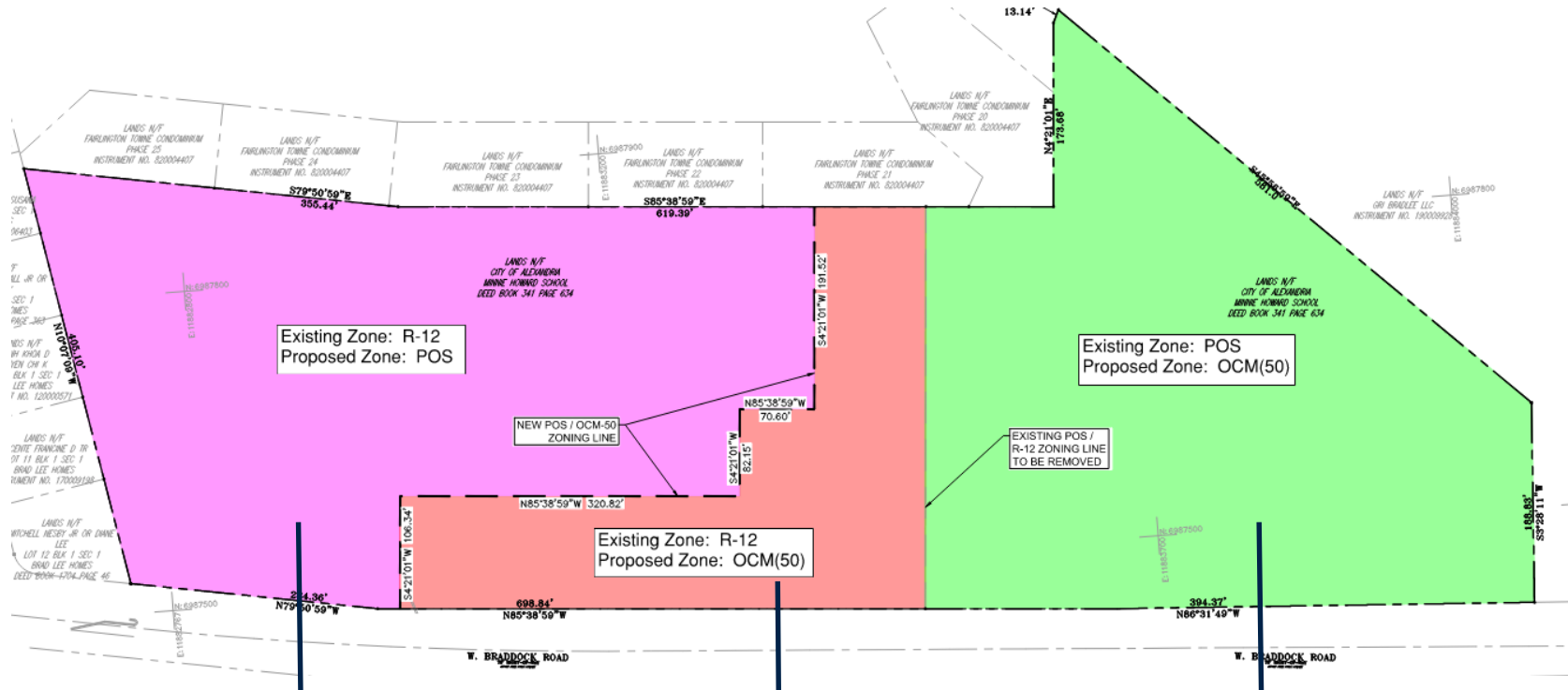
# Project Description



- 12-acre site (522,834 square feet)
- 313,355 sf. of school & community facilities
- FAR of 1.03 [1.50 permitted in OCM(50)]
- Student capacity: 1,600
- Co-location of City Agencies



# Land Use Amendment & Rezoning



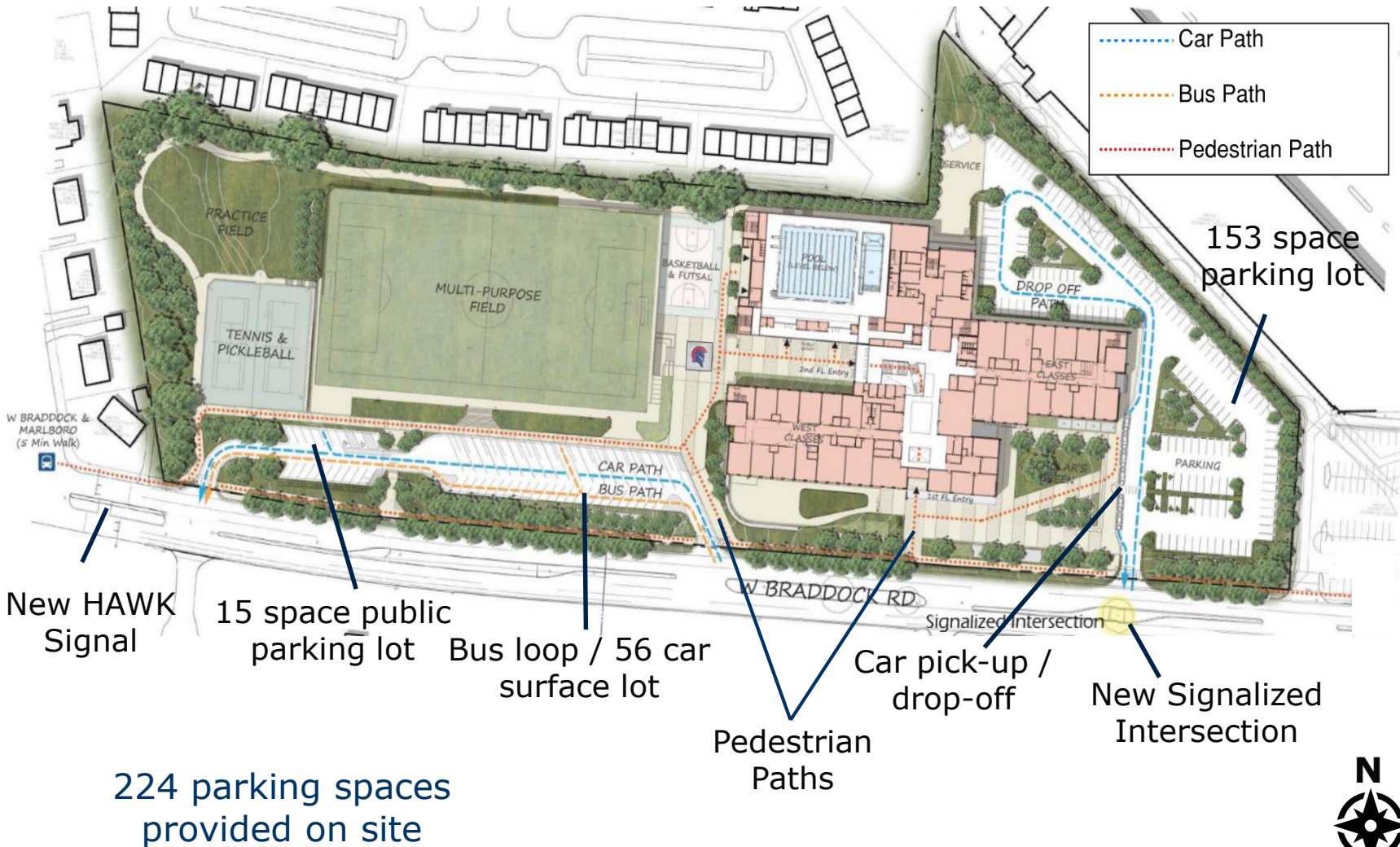
Existing Land Use: Institutional  
Proposed Land Use: Open Space

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Proposed Land Use: Institutional

Existing Land Use: Institutional



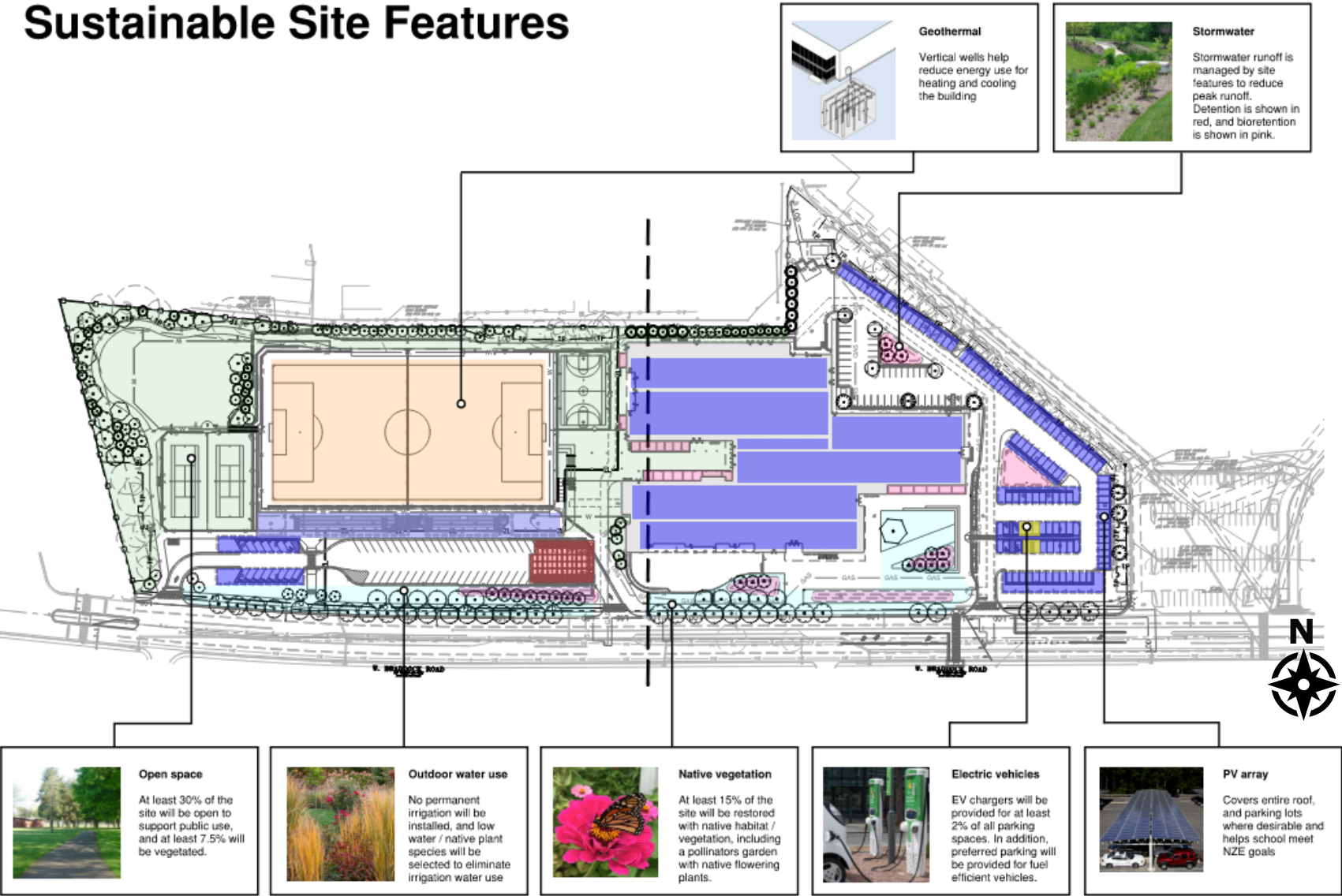
# Mobility, Access and Parking





# Green Building

## Sustainable Site Features



# Recreation Lighting & Netting



Six 60-foot tall  
field lighting poles

30-foot tall  
field netting



Four 40-foot tall  
tennis lighting poles

Four 40-foot tall  
basketball lighting Poles

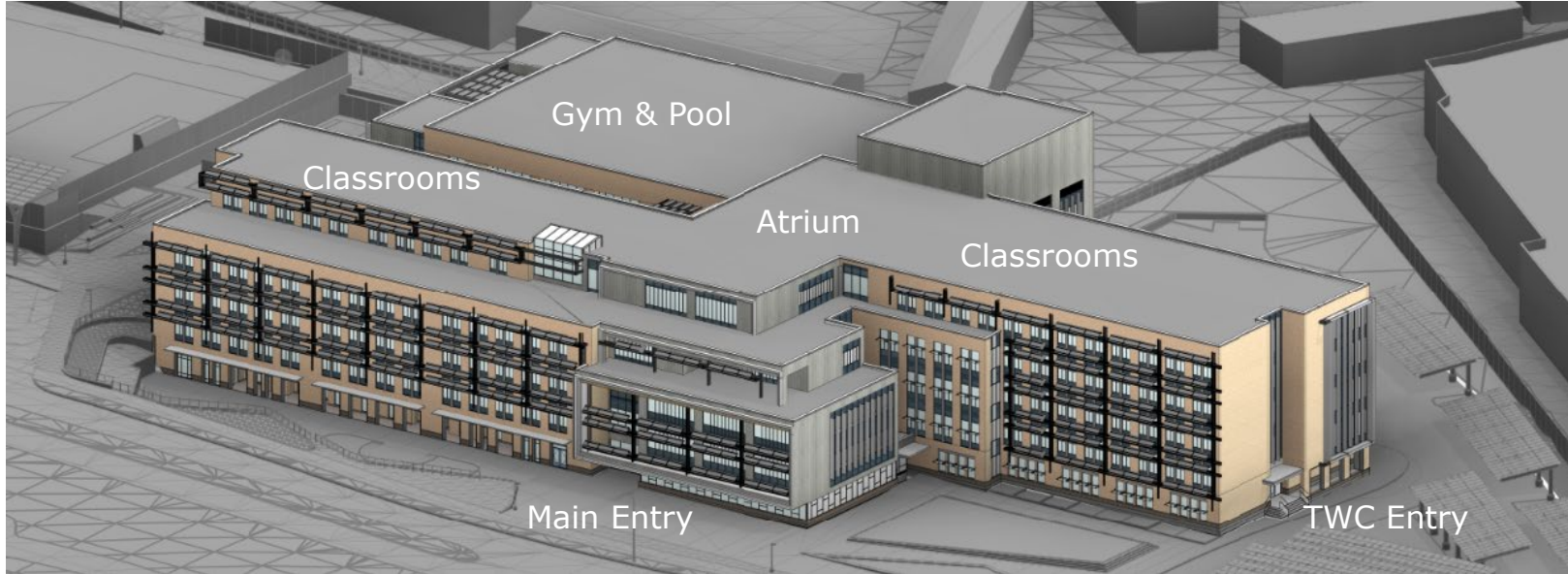




# Building Design



View of building looking northwest



Main entry pavilion from southeast



Main entry pavilion looking east



# Building Design



West entrance at 2<sup>nd</sup> Floor



North elevation of loading area



West elevation of pool/gym wing and recreation field in the foreground.





# Project Benefits

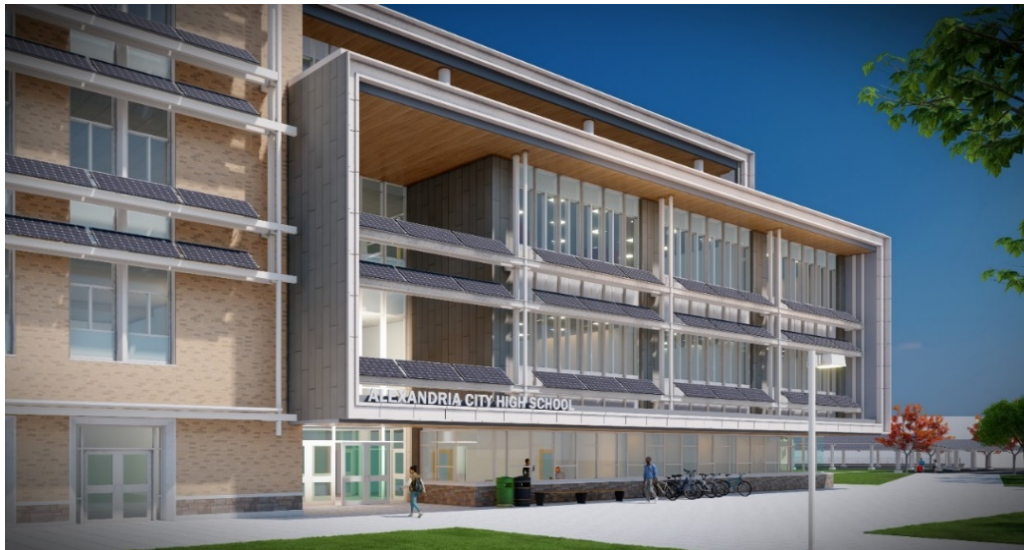
- A new **Net Zero, LEED Gold** public school facility with increased student capacity and modern amenities on the site of a smaller, aging school facility; and
- A new indoor, **regulation sized pool** and training pool for school and community use; and
- **Outdoor recreation amenities** including a multi-purpose field with covered bleacher seating, tennis courts, a basketball court and outdoor space for community and school use;
- **Improved stormwater management using** bio-retention areas, planted swales and below grade retention areas; and
- **Co-located space** for Department of Community and Human Services, a Teen Wellness Center, and early childhood learning center; and
- **Enhanced pedestrian and bicycle facilities** throughout the site; and
- New and **enhanced streetscape** along West Braddock Road to include wider sidewalks and landscaping.





# Community Engagement

- 53 community engagement opportunities starting Fall 2018:
  - Superintendents Advisory Group meetings
  - General Community-wide meetings
  - Staff & Student focused meetings
  - Neighborhood & Civic Group meetings
  - Dedicated Project Web Site



# Conclusion

Staff recommends **approval** subject to compliance with all applicable codes and the staff recommendations.

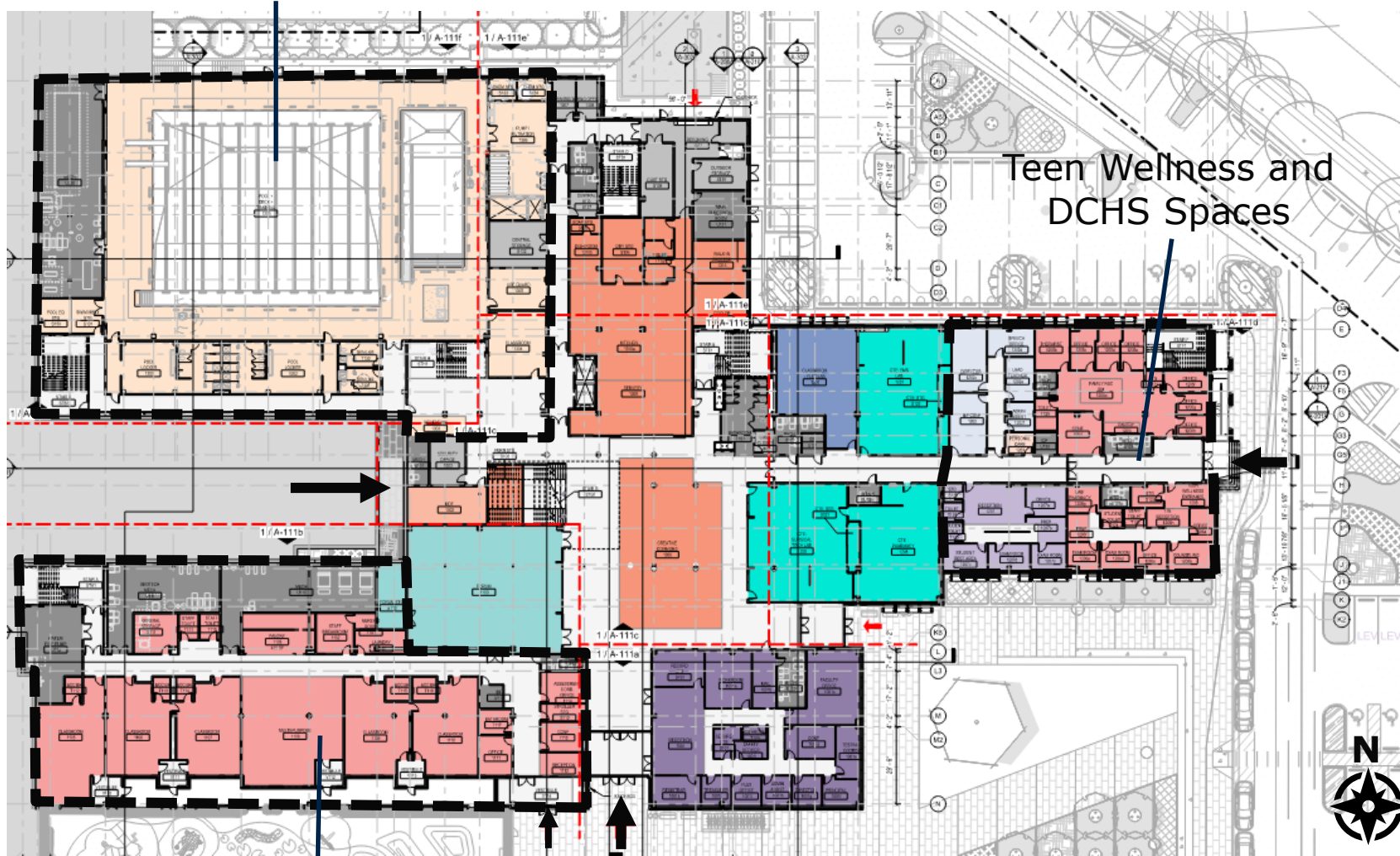






# Co-located Spaces

New Competition Sized Pool



Early Childhood  
Learning

Teen Wellness and  
DCHS Spaces

