

### **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



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## 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**

Fairlington Towne

#### **Minnie Howard**

School

Bradilee Shonping Level Minnie Howard Recreational Field

W. Braddock Road

Episcopal High School





## **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



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#### Land Use Amendment & Rezoning The High School Project 13.14 REINGTON TOWNE CONDOMINIUM 173.68 PHASE 20 STRUMENT NO. 820004407 LANDS N/F FARLINGTON TOMME CONDOMINION PHASE 25 INSTRUMENT NO. 820004407 LANES N/T FARLINGTON TOWNE CONDOMINION LMBS N/F FMRLINSTON TOBER CONDOMINIA PHISE 21 INSTRUMENT NO. 820004407 <sup>T900</sup> LANDS N/T FARLINGTON TOWNE CONDOMINIUM LANES N/F FAIRLINGTON TOWNE CONEOUNINUM PHASE 24 INSTRUMENT NO. 820004407 PHASE 22 INSTRUMENT NO. 820004407 PHASE 23 INSTRUMENT NO. 820004407 355.44 LANDS N/A S85\*38'59"E 9642 UL JR I SEC 1 MES 9492-349 Existing Zone: R-12 WS N/F Existing Zone: POS WH KHOA D YEN CHI K Proposed Zone: POS Proposed Zone: OCM(50) N85'38'59"W 70.60' NEW POS / OCM-50 ZONING LINE EXISTING POS / R-12 ZONING LINE 82.15 TO BE REMOVED N85\*38'59"W 320.82' DSUP2021-10026 NTCHELL NESBY JR OR DI Existing Zone: R-12 LEE LOT 12 BLK 1 SEC 1 Proposed Zone: OCM(50) N79 50'5 394.37' W. BRADDOCK, ROAD W. BRADDOCK, ROAD Existing Land Use: Institutional Existing Land Use: Open Space Proposed Land Use: Open Space Proposed Land Use: Institutional

Existing Land Use: Institutional

## Mobility, Access and Parking

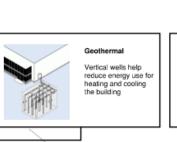


Car Path TITI ----- Bus Path ----- Pedestrian Path FIELD 153 space ASKETB parking lot MULTI-PURPOSE FIELD TENNIS & PICKLEBALI W BRADDOCI MARLBOR (5 Min Wa CAR PATH BUS PATH V BRADDOCK RD New HAWK 15 space public Signalized Intersection Signal parking lot Bus loop / 56 car Car pick-up / surface lot New Signalized drop-off Intersection Pedestrian Ν Paths 224 parking spaces provided on site

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## Green Building

#### Sustainable Site Features



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#### Stormwater peak runoff. Detention is shown in red, and bioretention

Stormwater runoff is managed by site features to reduce

is shown in pink.

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PV array



Open space

be vegetated.

No permanent irrigation will be installed, and low water / native plant species will be selected to eliminate



Native vegetation At least 15% of the site will be restored with native habitat / vegetation, including a pollinators garden with native flowering plants.

.74B

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Electric vehicles EV chargers will be provided for at least 2% of all parking spaces. In addition preferred parking will be provided for fuel efficient vehicles.

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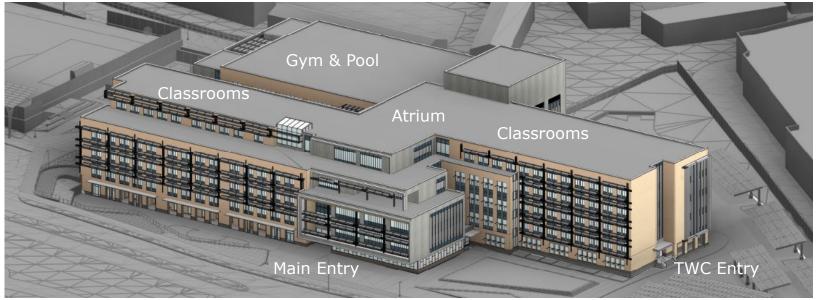
Covers entire roof. and parking lots where desirable and helps school meet NZE goals





## **Building Design**

#### View of building looking northwest



#### Main entry pavilion from southeast



#### Main entry pavilion looking east





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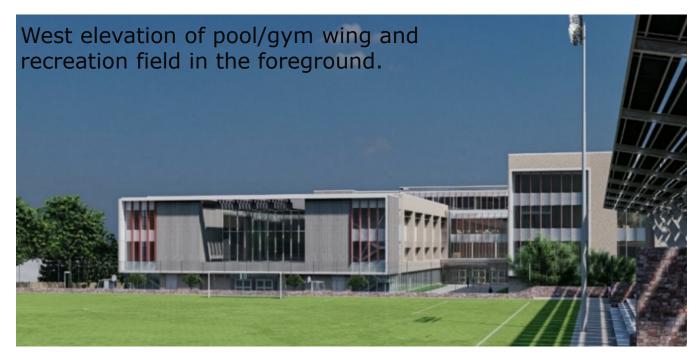
## **Building Design**

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



#### North elevation of loading area





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## **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



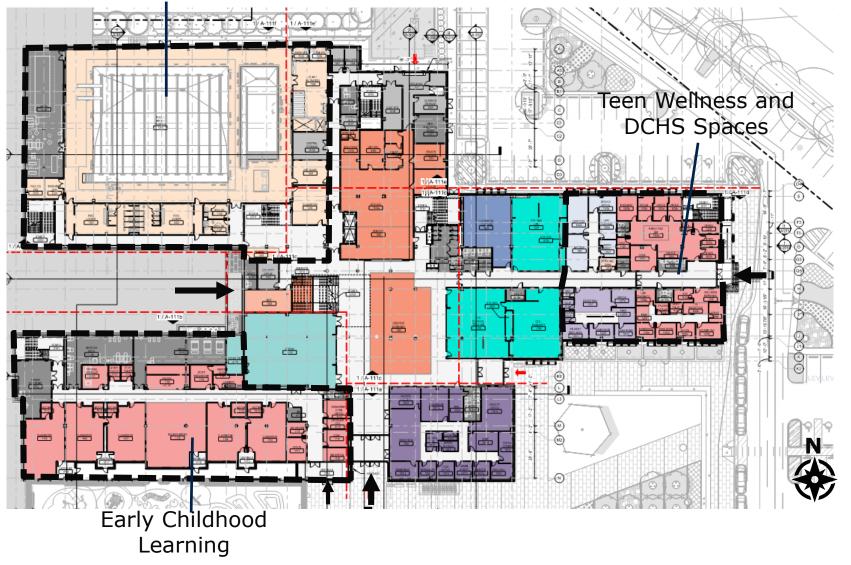
## Conclusion

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



## **Co-located Spaces**

#### New Competition Sized Pool





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