

The High School Project Minnie Howard Campus

Master Plan Amendment #2021-00009 Rezoning #2021-00008 Development Special Use Permit #2021-10026

City Council January 22, 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



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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



The High School Project DSUP2021-10026

Land Use Amendment & Rezoning The High School Project 13.14 RENGTON TOWNE CONDOMINION 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 ^{T900} 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

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Mobility, Access and Parking

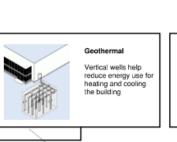


Car Path TITI ----- Bus Path ----- Pedestrian Path FIELD 153 space ASKETB parking lot MULTI-PURPOSE FIELD TENNIS & PICKLEBALI W BRADDOCI MARLBOR (5 Min Wa CAR PATH BUS PATH V BRADDOCK RD New HAWK 15 space public Signalized Intersection Signal parking lot Bus loop / 56 car Car pick-up / surface lot New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

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Green Building

Sustainable Site Features



UUUAUU®16

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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.

The High School Project

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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

TTT

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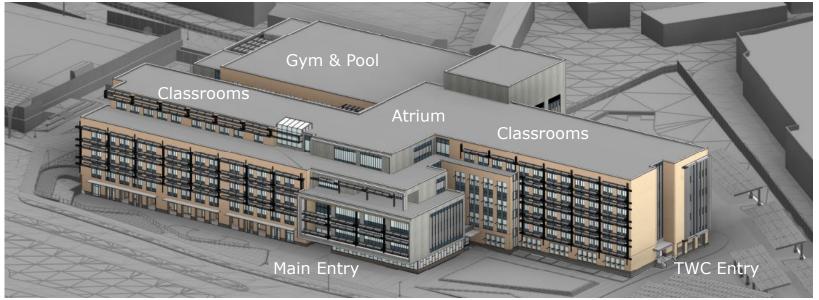
Covers entire roof. and parking lots where desirable and helps school meet NZE goals





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 2nd 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.





- 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

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



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