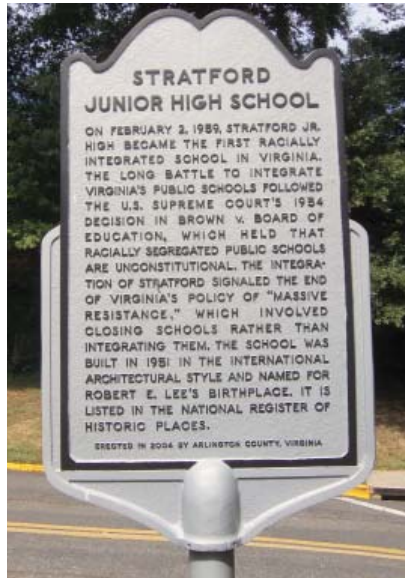


# STRATFORD MIDDLE SCHOOL RENOVATION AND ADDITION

ARLINGTON PUBLIC SCHOOLS

PFRC  
JANUARY 24, 2017



QUINN EVANS  
ARCHITECTS

# PROJECT UPDATE AND SCHEDULE | 1

# PROJECT SCHEDULE

	2016	2017				2018				2019			
USE PERMIT	2/2017												
CERT. OF APPROP.	2/2017												
DESIGN DEV.													
CONST. DOCS.													
BUILDING PERMIT				Fall 2017									
CONSTRUCTION													
SCHOOL OPEN													

# PROJECT MILESTONES

- **Concept Design approved November 2015**
- **Schematic Design approved June 2016**
- **Use Permit submitted: September 8, 2016**
  - **EA submitted: September 8, 2016**
  - **Water Quality Impact Assessment submitted: September 15, 2016**
  - **Certificate of Appropriateness submitted: September 22, 2016**
- **Presenting to Commissions: (Fall/Winter 2016/2017)**
- **Resubmission of Use Permit / COA: December 21, 2016**
- **County Board (projected): March 2017**
- **Building Permit (projected): Fall 2017**

# STAKEHOLDER INVOLVEMENT

- 23 BLPC meetings
- 13 PFRC meetings
- 7 HALRB/DRC meetings/work sessions
- 2 Gallery Walks / Open Houses
- Additional meetings with:
  - Community leaders
  - Department of Parks and Recreation
  - VDOT
  - Arlington County
  - School Board Members



USE PERMIT UPDATE | 2

# USE PERMIT MILESTONES

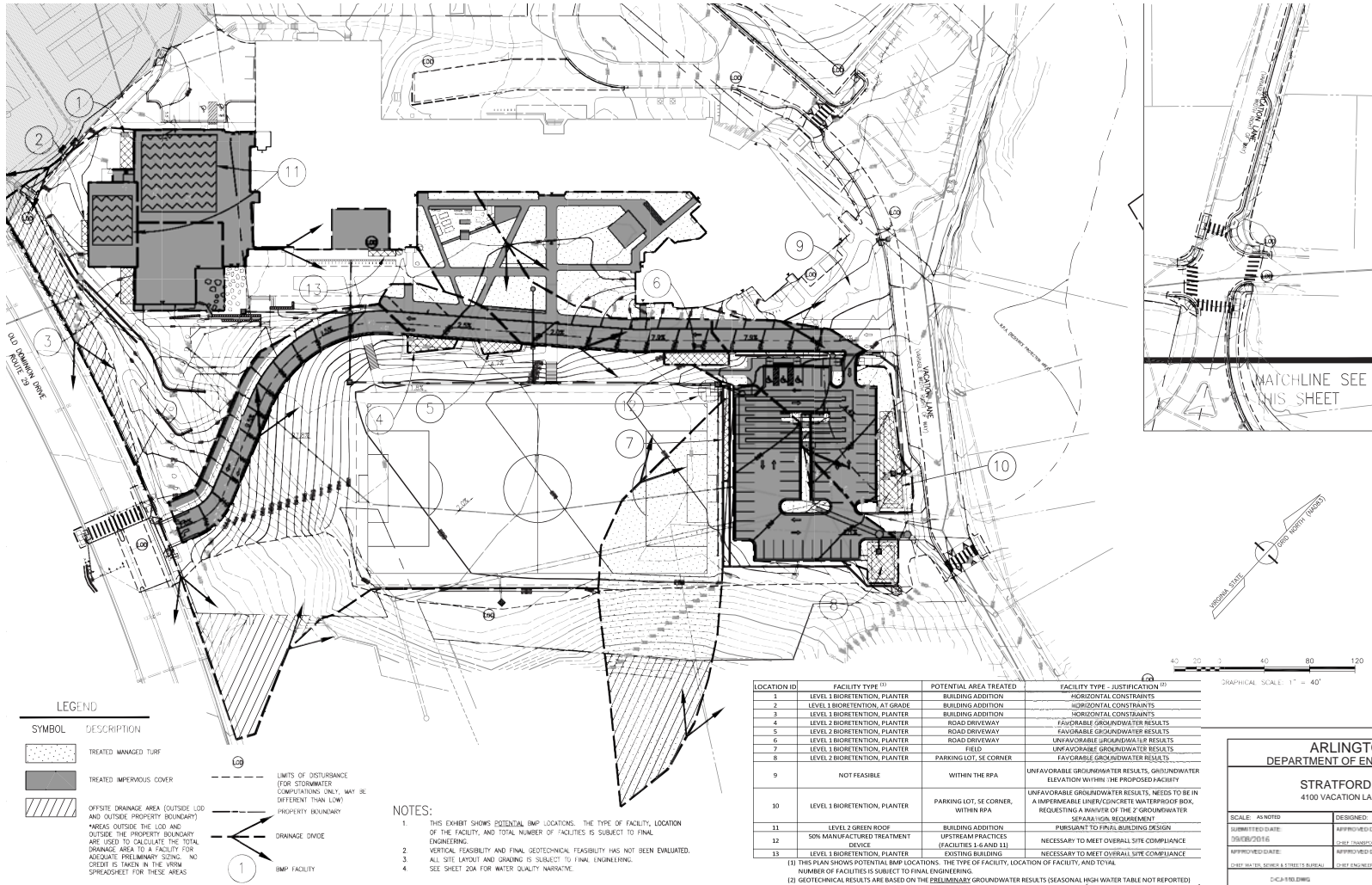
- **Use Permit: September 8, 2016 / December 21, 2016**
  - **Environmental Assessment: September 8, 2016**
  - **Water Quality Impact Assessment: September 15, 2016**
  - **Certificate of Appropriateness: September 22, 2016 / December 21, 2016**
- **Commission Presentations:**
  - **E2C2 - September 26, 2016**
  - **Urban Forestry - October 27, 2016**
  - **HALRB - December 21, 2016**
  - **Parks and Recreation - TBD**
  - **Transportation - TBD**
  - **Planning - TBD**
- **County Board - March 18, 2017**

# USE PERMIT COMMENT AND RESPONSE

- **Stormwater approach**
- **Vacation Lane sidewalks**
- **Coordination with DPR**
- **Historic/COA**
- **Real Estate**



# STORMWATER MANAGEMENT PLAN



WWW.QUINNEVANS.COM



## STRATFORD MIDDLE SCHOOL RENOVATION & ADDITION

4100 Vacation Ln, Arlington, VA 22207

QEA # 31406600

### WATER QUALITY DRAINAGE AREA MAP

USE PERMIT 09/08/2016

NO.	REVISION	DESCRIPTION	DATE
A	REVISION		12/21/2016



## C-610

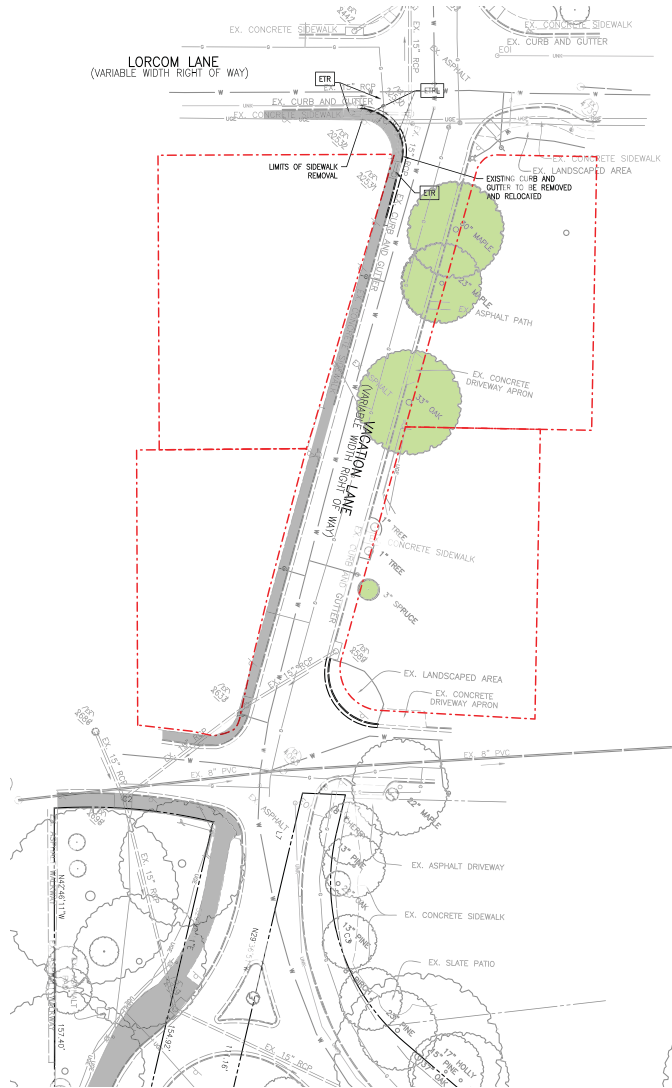
ARLINGTON, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

STRATFORD MIDDLE SCHOOL  
4100 VACATION LANE, ARLINGTON, VA 22207

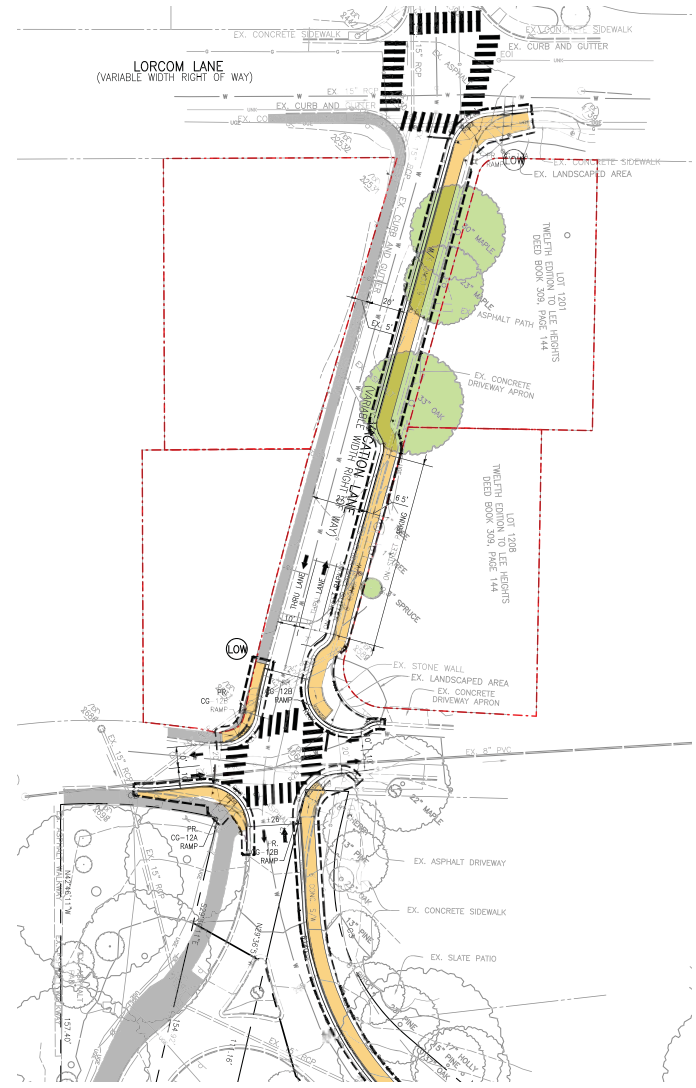
SCALE: AS NOTED	DESIGNED: KRYAN	CHECKED: SPANISH
SUBMITTED DATE: 10/08/2016	APPROVED DATE: [ ]	APPROVED DATE: [ ]
APPROVED DATE: [ ]	CHEF (TRANSPORTATION/PLANNING BUREAU)	CHEF (TOPIC ENGINEERING BUREAU)
APPROVED DATE: [ ]	CHEF (WATER, SEWER & STREET LIGHTS BUREAU)	CHEF (ENGINEERING BUREAU)
CHECKED: [ ]	PROJECT SHEET: 20	CONTRACT SHEET: [ ]

# VACATION LANE SIDEWALK

-  EXISTING SIDEWALK
-  PROPOSED SIDEWALK



**EXISTING**



**PROPOSED**

# NEW ADDITION

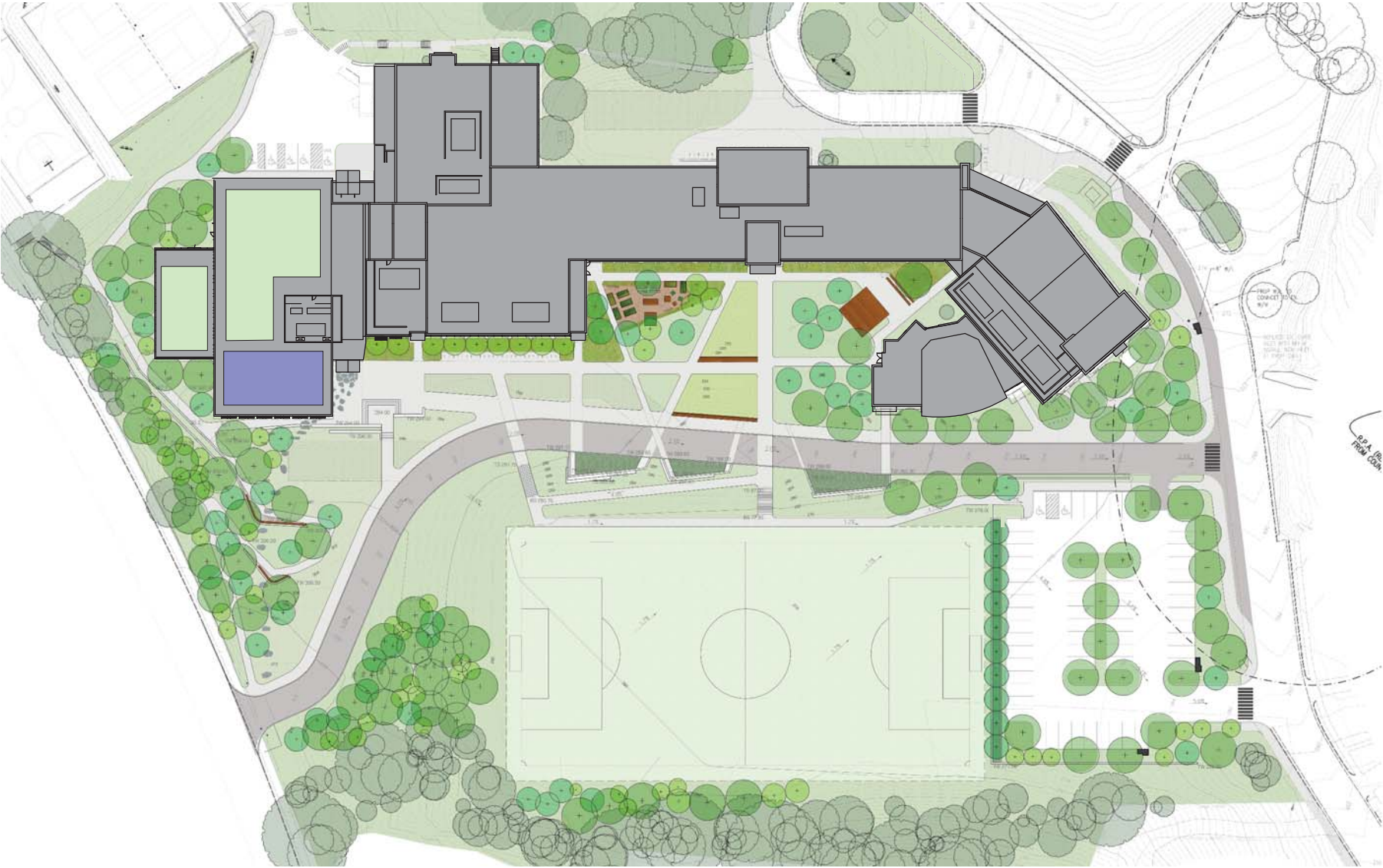


# HISTORIC COMMITTEE UPDATE | 3

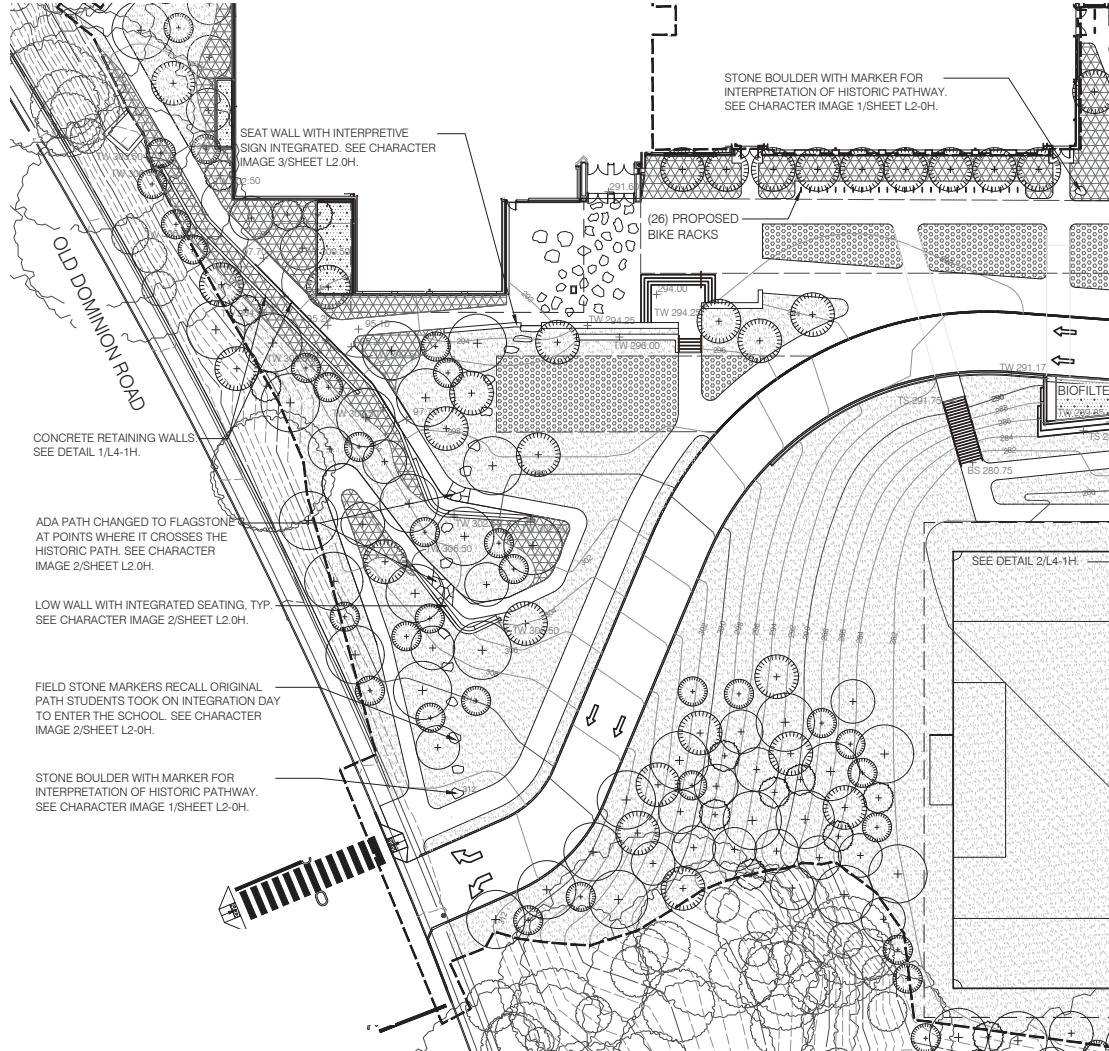
# HISTORIC COMMITTEE

- Committee kickoff was on January 11, 2017
- Determine how to best recognize history of site while respecting the building/site design process and timeline
- Three stages:
  - Exploration and Discovery
  - Analysis and Evaluation
  - Expression and Design
- Interpretive Planner to be chosen shortly
- Present concept to School Board in late spring/early summer 2017

# SITE PLAN

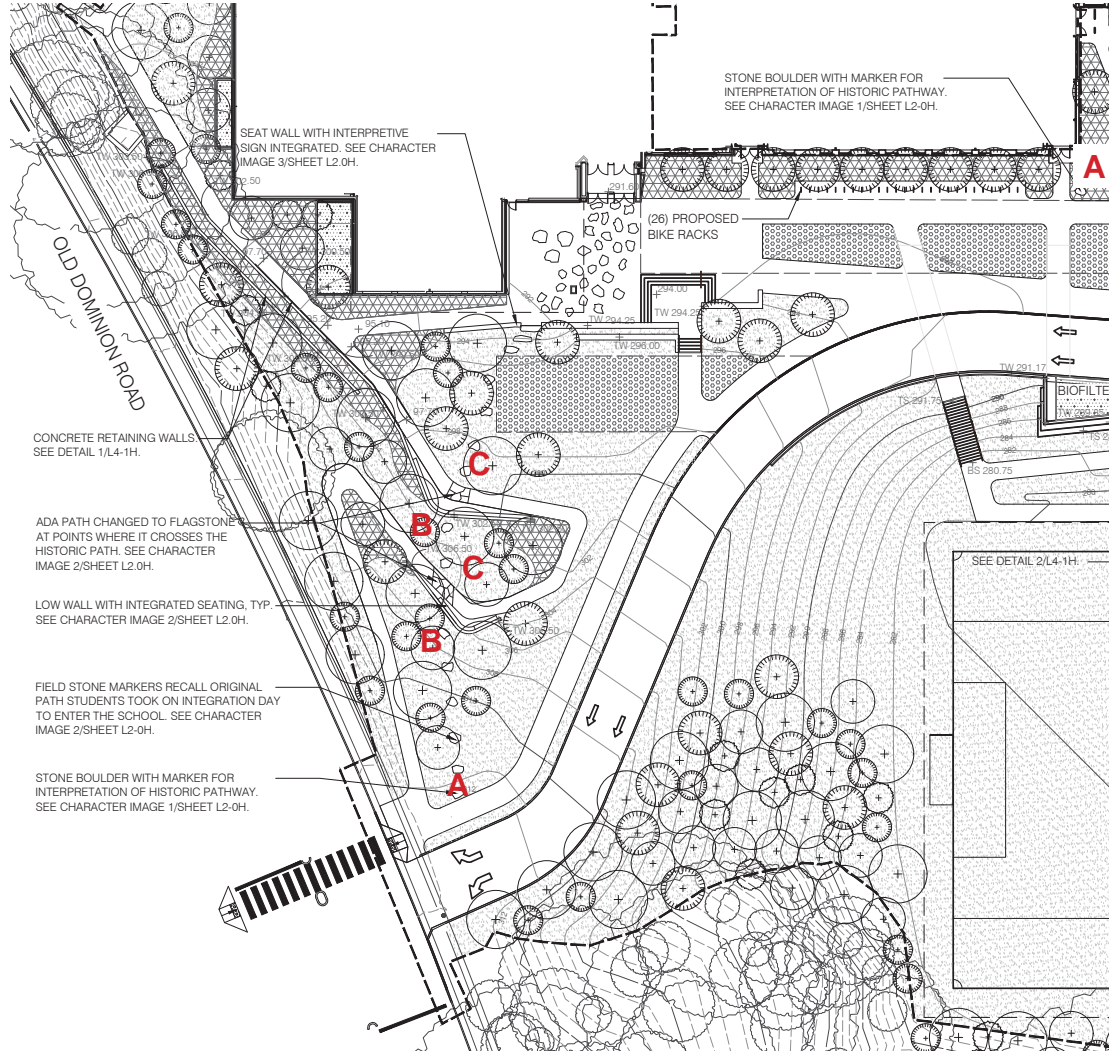


# HISTORIC PATH



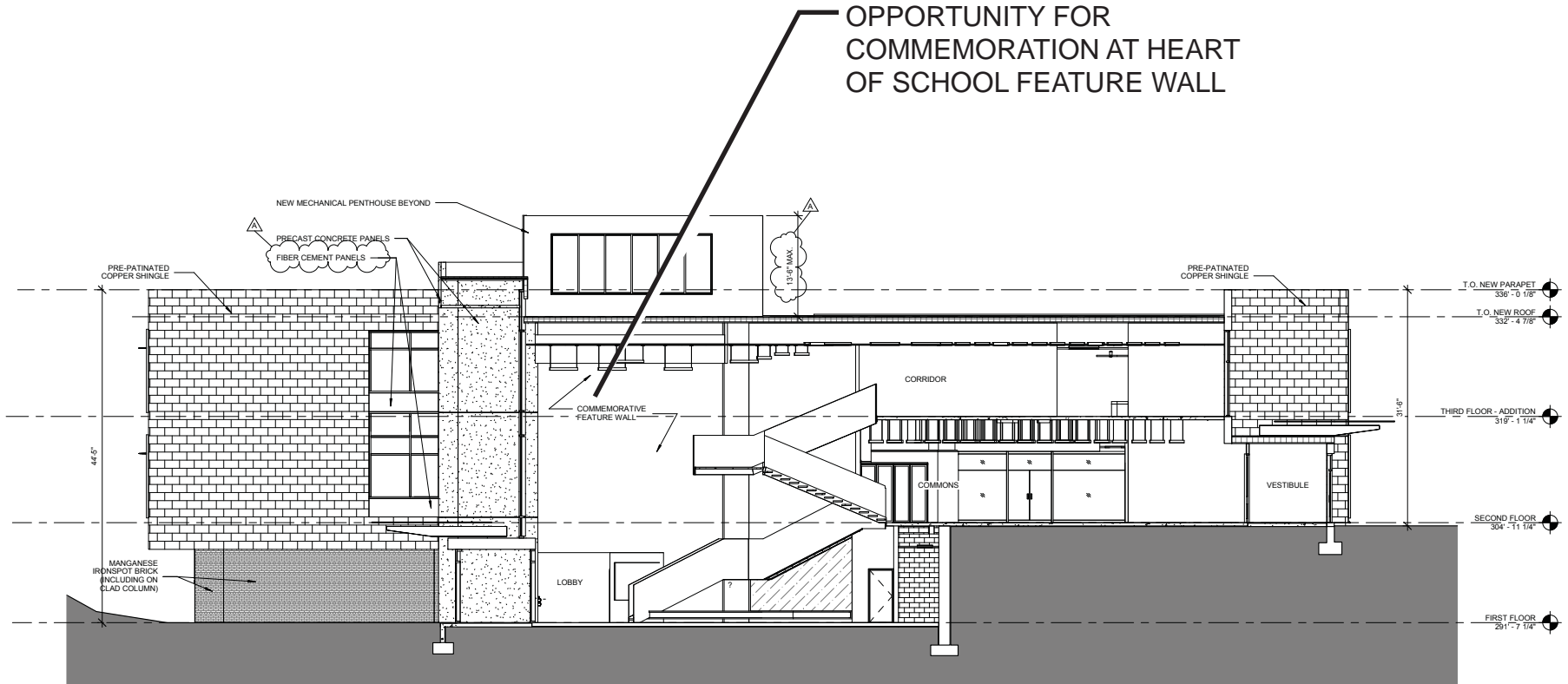
Peirce Mill, QEA

# HISTORIC PATH





# BUILDING SECTION



# CONSTRUCTION PHASING | 4

# CONSTRUCTION PHASING

- Possible Scope for Early Construction Work:
  - Expanded Vacation Lane parking lot
  - Construction entrance at Old Dominion Drive
- Considerations
  - Minimize impact to Stratford Program
  - Field access during 2018 spring season
  - Construction access and routes
  - Separating school and construction zones

# CONSTRUCTION SCHEDULE

- Construction Schedule Milestones
  - GMP Fall 2017
  - Early Work Phase - January 2018
  - Construction Start - June 2018
  - Completion - August 2019