




Arlington Public Schools



## New School at the Wilson Site Planning Commission Meeting


February 13, 2017

## Project Summary




- **775 seats** for HB Woodlawn and Stratford programs (6-12 grade)
- Cost **\$100.8M**
- Total square footage: 180,000 GSF (not including garage). 5 story above ground, 2 level below
- Design start: **Feb 2015**
  - 2 PTA meetings; 16 BLPC meetings; 7 PFRC meetings
- Use Permit submission: **September 1<sup>st</sup>, 2016**
- Construction start: Spring 2017
- School open: **September 2019**

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## Community Assets




- APS buildings are community assets used by the community on most evenings and weekends
  - Field
  - 2<sup>nd</sup> level terrace
  - Gym
- MOAs between APS and DPR
  - Hours
  - Cost sharing
- Parking Need:
  - Enables connections among staff, families and the community
  - Parking is necessary to support ease of community use

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## Parking Calculation




Parking for...	Based on...	Ratio	Number of spaces
Middle School	275 Students	1 space per 7.5 students	37
High School	500 Students	1 space per 10 students	50
Visitors*	275 Students	1 space per 40 students	7
<b>TOTAL</b>			<b>94</b>

\*Zoning ordinance does not include a requirement for visitors for high schools


**public assembly spaces:**

Main Gymnasium	8,000 sq. ft., 1 space per 50 sq. ft.	160
Auditorium Theater	400 seats, 1 space per 10 seats	40
Black Box Arena	1,200 sq. ft., 1 space for 50 sq. ft.	24
Gym/Multipurpose Room	3,000 sq. ft., 1 space per 50 sq. ft.	60
<b>TOTAL FOR PUBLIC ASSEMBLY</b>		<b>284</b>

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## Significance




- Parking for staff and parents is a critical component that supports a strong instructional program
  - Key factor in recruiting and retaining high quality staff
  - Supports and enhances relationship with parents and community members

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## Parking Considerations



- Specific needs of HB Woodlawn and Stratford Programs (number of staff, volume of expected visitors, etc.)
- Availability
- Predictability
- Accessibility/ easy to find
- Management, oversight, and enforcement
- Parity with other schools

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### Parking Needs

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- Estimated at approximately **146** spaces (equivalent to the on-site parking at the existing site) with an additional 25-30 for short term visits during the school day
- Parking needs be predictable, accessible and easy to find
- Availability of on-street parking much reduced compared to the existing site
- No student parking at Wilson site
- DRP requested minimum **60** dedicated spaces on evenings and weekends

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### Parking Timeline

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- 2019 (School Opening): approximately **150** parking spaces leased entirely off-site
  - Penzance garage is still under construction when school opens
  - Leases cannot be established until 6 months prior to commencement\*
- 2020/21: 100 parking spaces in Penzance garage with **50** additional spaces leased off-site
- 2022: 100 parking spaces in Penzance garage with 92 spaces in APS garage under the artificial turf field
  - APS garage cannot be constructed until the County's temporary fire station is removed

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\* Extensive parking study undertaken by APS

### Staff Travel Mode Comparison

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	Walk	Bike	Personal Vehicle	APS Vehicle	Carpool	Transit	Other
Woodlawn/Stratford	3%	5%	<b>88%</b>	0%	3%	0%	1%
Key Elementary	6%	3%	<b>81%</b>	2%	2%	6%	2%
Washington and Lee	8%	7%	<b>71%</b>	0%	5%	8%	1%
Rosslyn commuters		10%	<b>43%</b>	N/A	6%	41%	0%

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### Where Do Staff Live?

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### Parking Needs

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Parking for...	Based on...	Mode share	Number of spaces
Staff in personal vehicle	141 Staff	55% in personal vehicle	<b>78</b>
Staff in carpool	141 Staff*	8% in carpool	<b>6</b>
Visitors in personal vehicle	8 Visitors**	75% in personal vehicle	<b>6</b>
<b>TOTAL</b>			<b>90</b>

\*Assumes each carpool has two staff  
\*\*Based on current visitors, factored up for 775 target enrollment

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