



**Arlington
Public
Schools**



New School at the Wilson Site Community Meeting

April 19, 2017

Agenda



Arlington
Public
Schools

- Project information
- Construction hours and schedule
- Construction vehicle routing
- Construction worker parking
- Temporary pedestrian and vehicular circulation
- Storm water management plan

Project Team



- Design team: **BIG/Leo A. Daly**
- Construction Manager at Risk: **Gilbane**
- Construction Manager: **Heery**
- APS:
 - Jeff Chambers, Director of Design & Construction
 - Jennifer Xu, project manager

Community Liaison



- W. Keith Jones, CMA, Heery
202.409.1769, wjones@heery.com
- J. Jennifer Xu, Arlington Public Schools
571.238.0336, jennifer.xu@apsva.us

School Board CIP (FY17-FY25)



The New school at Wilson is part of the long range strategy in providing “More Seats” for Arlington students.

Seats to be provided:

Stratford MS:	339
Middle School Internal Modifications:	120+
New School @ Wilson	775
High School Internal Modifications:	600
Career Center / Arlington Tech	300+
<u>High School Seats to be Determined</u>	<u>1,300</u>
	3,434+

planned seats to be added

Project Approved by the School Board



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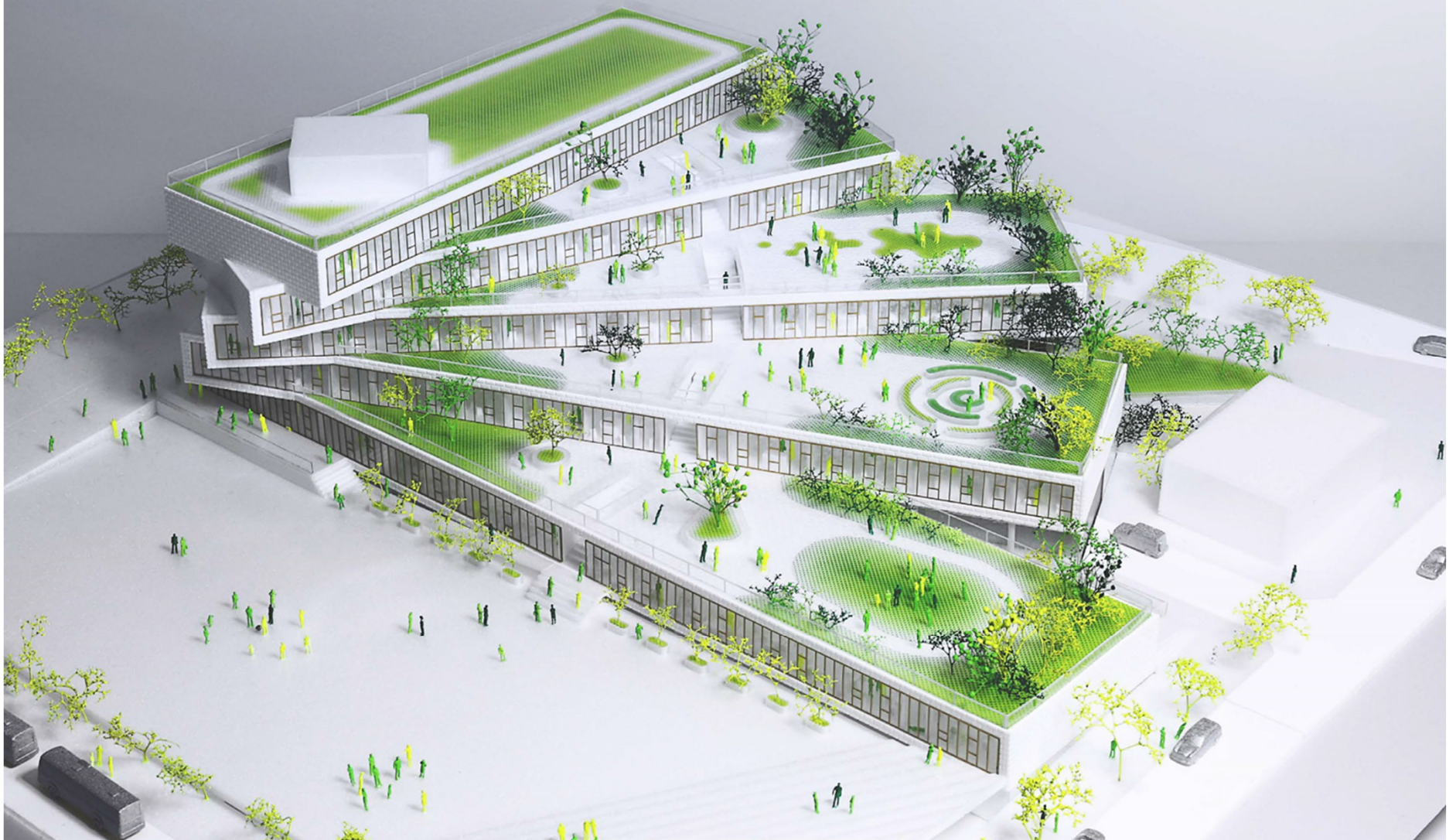
- **775 seats** for HB Woodlawn and Stratford programs (6-12 grade)
- Cost **\$100.8M**
- Total square footage: 180,000 GSF (not including garage). 5 story above ground, 2 level below
- Design start: **Feb 2015**
 - 2 PTA meetings; 15 BLPC meetings; 9 PFRC meetings
- Schematic Design approved by SB: July 20th, 2016
- Use Permit submission: **September 1st, 2016**
- **County board approval: February 25, 2017**
- Construction start: Spring 2017
- School open: **September 2019**
- Parking garage and field to be completed after fire station removal (pending county board approval)

Community Assets



- APS buildings are community assets used by the community on most evenings and weekends
 - Field
 - 2nd level terrace
 - Gym
- MOAs between APS and DPR
 - Hours
 - Cost sharing



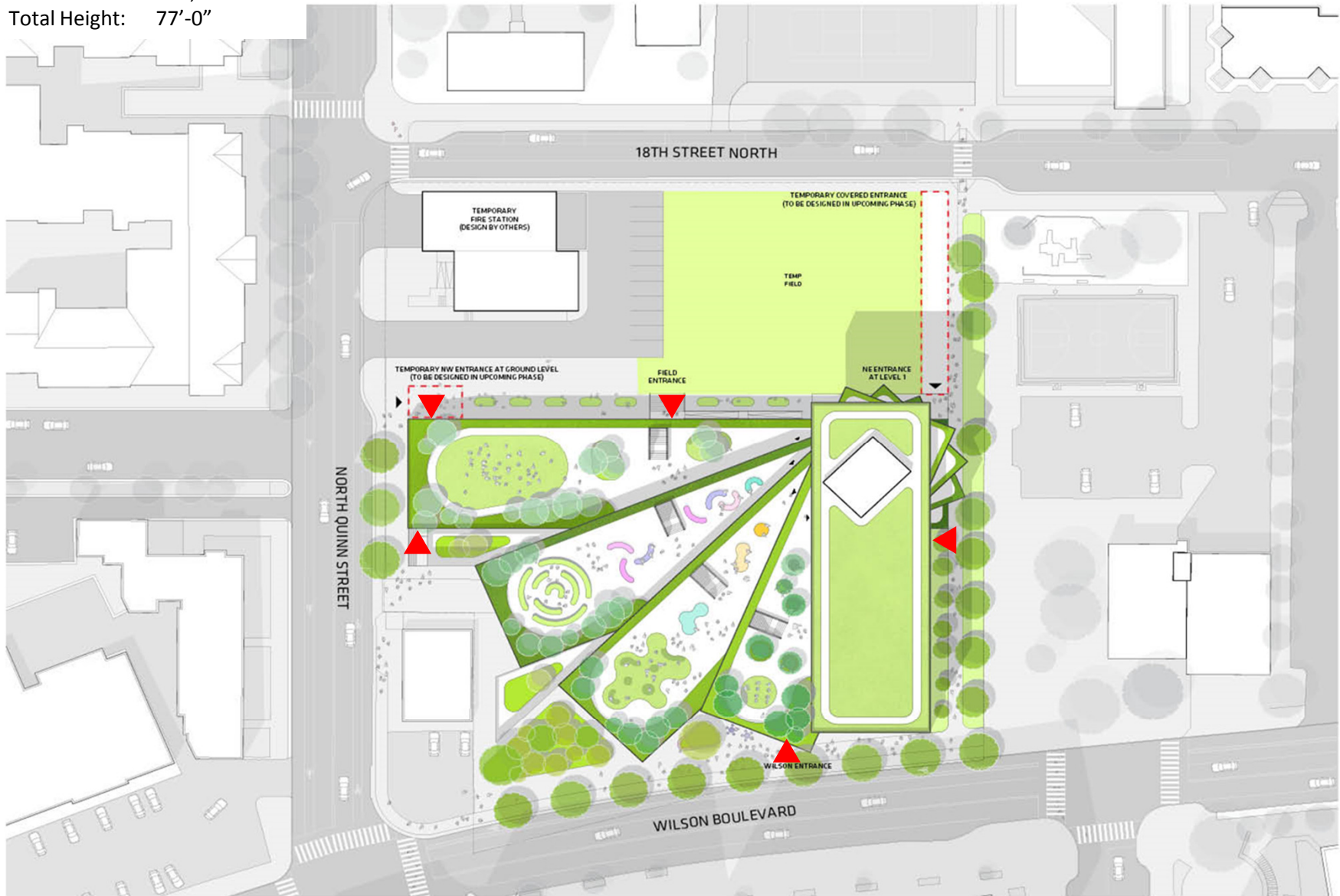


2 PROGRAMS → 1 COMMUNITY

The major goal for the new facility is to increase collaboration between the Stratford and H-B Woodlawn programs and make the school more inclusive for all students.

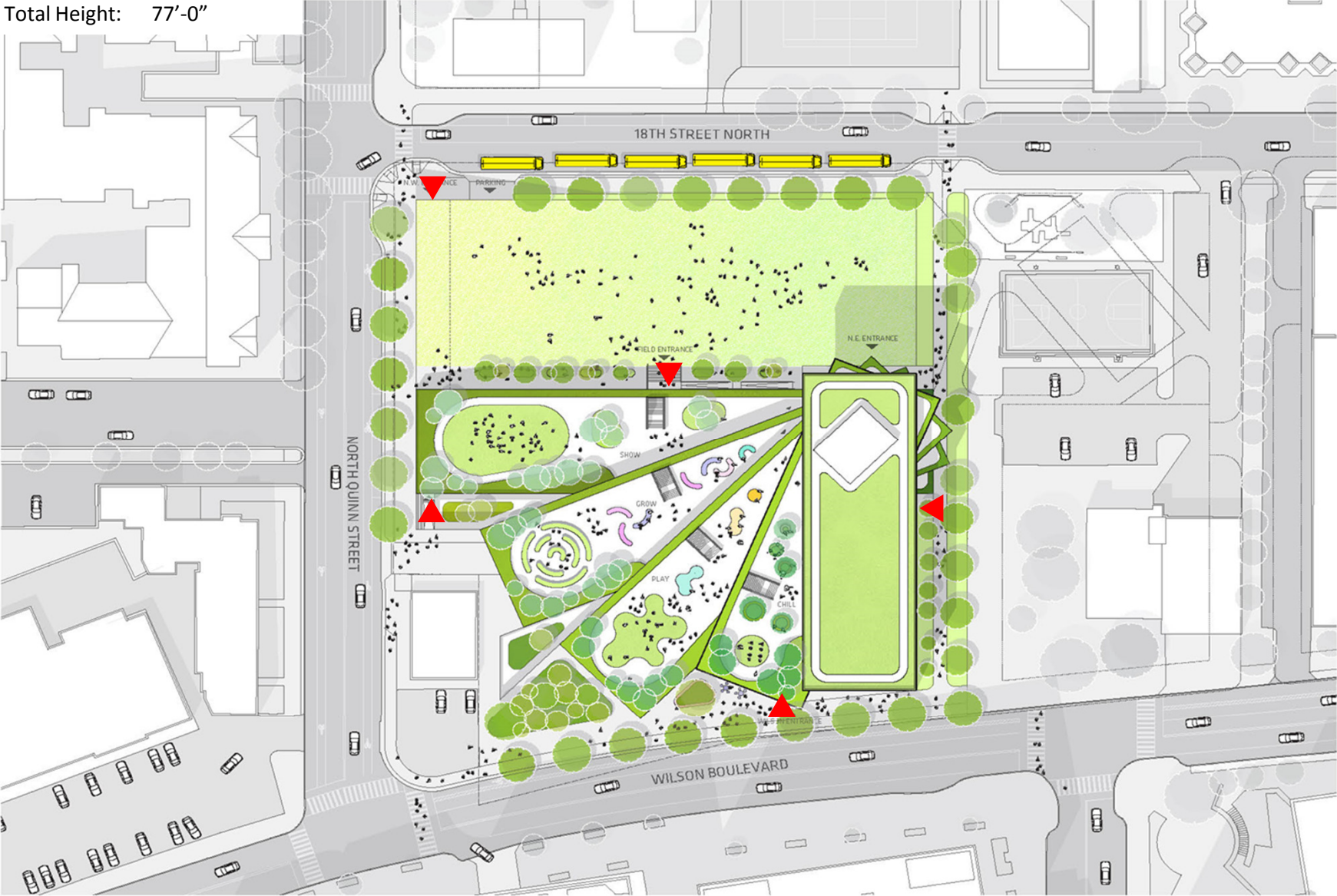
INTERIM CONDITION

Total Area: 180,621 GSF
Total Height: 77'-0"



FINAL CONDITION

Total Area: 180,621 GSF
Total Height: 77'-0"









PROGRAM KEY

Blue	ADMINISTRATION
Light Blue	ADMINISTRATION SUPPORT
Yellow	LABS
Orange	CLASSROOMS
Pink	INSTRUCTIONAL SUPPORT
Light Pink	PERFORMING ARTS
Red	VISUAL ARTS
Green	PHYSICAL EDUCATION
Light Green	PE SUPPORT
Light Blue-Green	RELATED SERVICES
Blue-Green	CLINIC
Purple	LIBRARY
Light Green	FOOD SERVICES
Grey	BUILDING SUPPORT

Level 1 – Wilson Blvd



PROGRAM KEY	
Blue square	ADMINISTRATION
Light blue square	ADMINISTRATION SUPPORT
Yellow square	LABS
Orange square	CLASSROOMS
Light orange square	INSTRUCTIONAL SUPPORT
Pink square	PERFORMING ARTS
Red square	VISUAL ARTS
Green square	PHYSICAL EDUCATION
Light green square	PE SUPPORT
Light blue square	RELATED SERVICES
Blue square	CLINIC
Light purple square	LIBRARY
Light green square	FOOD SERVICES
Grey square	BUILDING SUPPORT

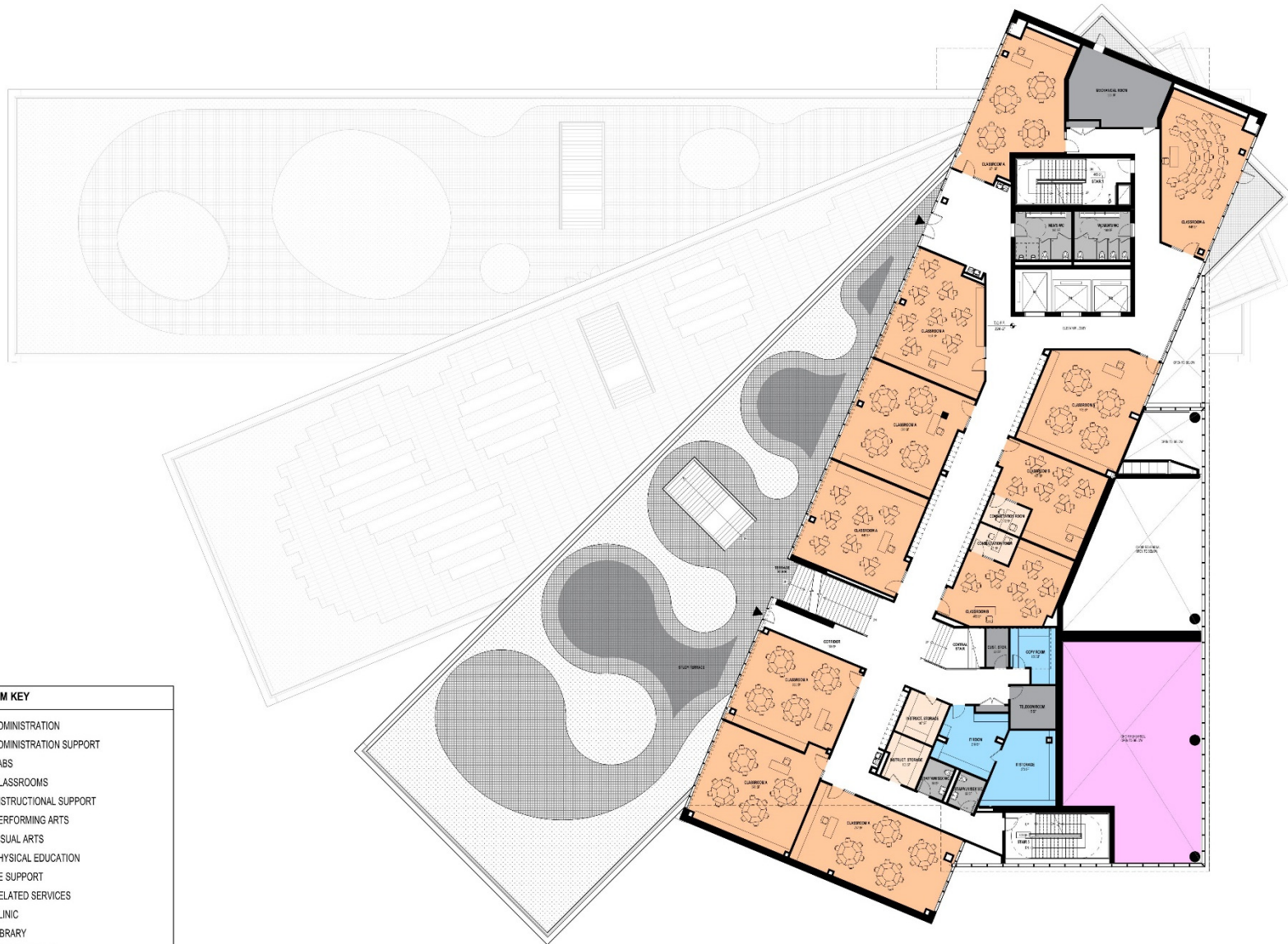
Level 2



PROGRAM KEY

Dark Blue	ADMINISTRATION
Light Blue	ADMINISTRATION SUPPORT
Yellow	LABS
Orange	CLASSROOMS
Light Orange	INSTRUCTIONAL SUPPORT
Pink	PERFORMING ARTS
Red	VISUAL ARTS
Green	PHYSICAL EDUCATION
Light Green	PE SUPPORT
Light Blue	RELATED SERVICES
Blue	CLINIC
Purple	LIBRARY
Teal	FOOD SERVICES
Grey	BUILDING SUPPORT

Level 3



PROGRAM KEY

Blue	ADMINISTRATION
Light Blue	ADMINISTRATION SUPPORT
Yellow	LABS
Orange	CLASSROOMS
Light Orange	INSTRUCTIONAL SUPPORT
Pink	PERFORMING ARTS
Red	VISUAL ARTS
Green	PHYSICAL EDUCATION
Light Green	PE SUPPORT
Light Blue-Grey	RELATED SERVICES
Blue	CLINIC
Purple	LIBRARY
Light Green	FOOD SERVICES
Grey	BUILDING SUPPORT

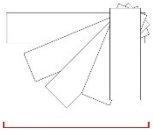
Level 4



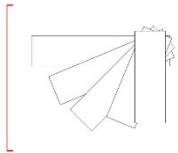
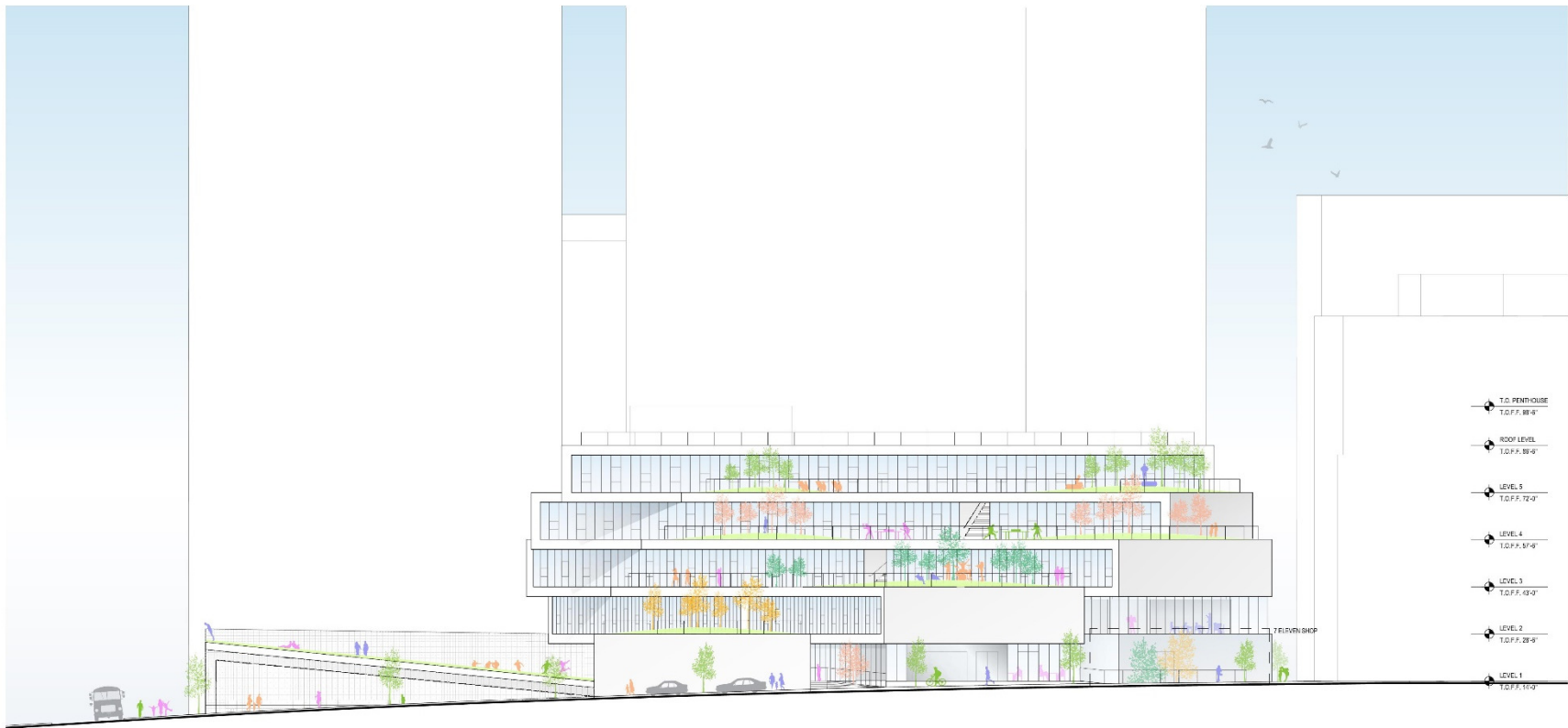
PROGRAM KEY

Dark Blue	ADMINISTRATION
Light Blue	ADMINISTRATION SUPPORT
Yellow	LABS
Orange	CLASSROOMS
Light Orange	INSTRUCTIONAL SUPPORT
Pink	PERFORMING ARTS
Red	VISUAL ARTS
Green	PHYSICAL EDUCATION
Light Green	PE SUPPORT
Light Blue	RELATED SERVICES
Medium Blue	CLINIC
Purple	LIBRARY
Teal	FOOD SERVICES
Grey	BUILDING SUPPORT

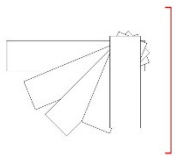
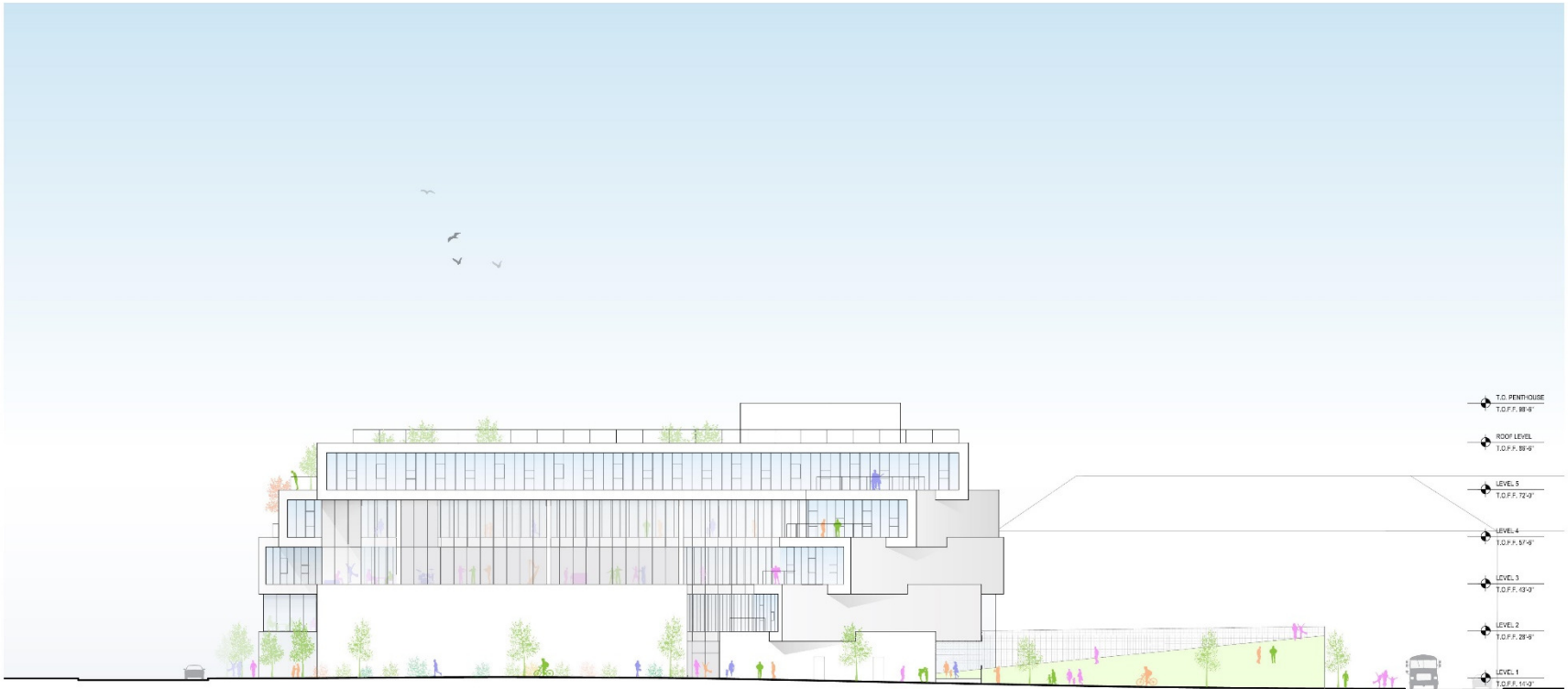
Level 5



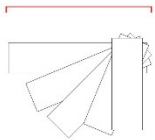
Wilson Blvd Elevation



Quinn Street Elevation



East Elevation



18th Street Elevation



RENDERING OF PIVOT POINT FROM FIELD



18th Street Elevation



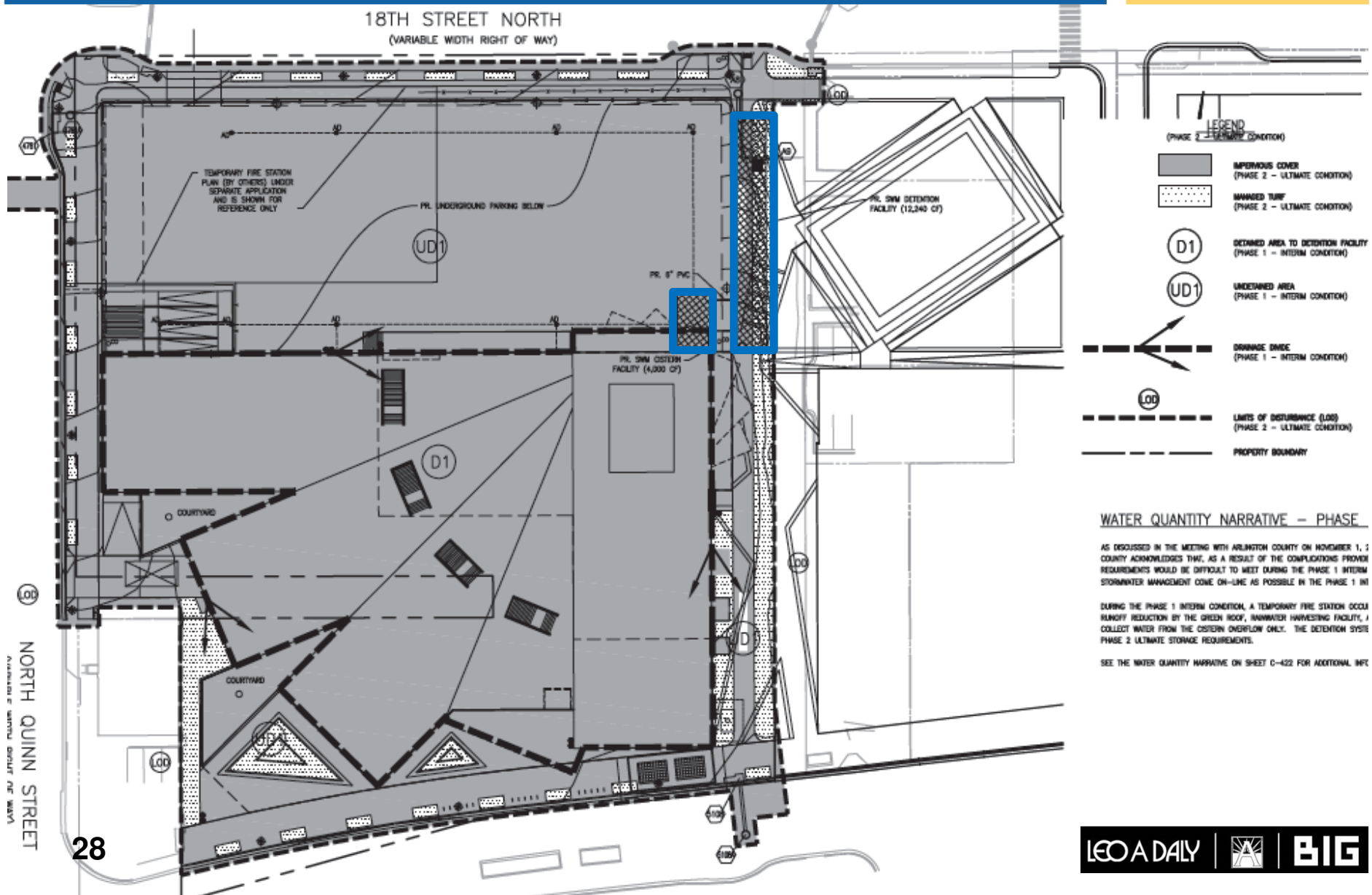
Completion Timeline

Approved by the School Board










- **Interim Condition #1 (2019-2020/21)**
 - Complete school and temporary entrances/field:
 - No on-site parking, full size athletic field, or direct/covered entrance for APS' most fragile students
 - Lease all staff and visitor parking off-site
- **Interim Condition #2 (2020/21-2022)**
 - Begin use of 100 parking spaces at Penzance development
 - Lease remaining parking spaces needed off-site
 - Continue use of temporary entrances and field
- **Permanent Condition (2022-onward)**
 - Remove temporary entrances and field
 - Continue use of 100 parking spaces at Penzance development
 - Complete 93 space parking garage, athletic field, and covered entrance to lower level

Drainage Plan



LEGEND
(PHASE 2 - ULTIMATE CONDITION)

-  IMPERVIOUS COVER (PHASE 2 - ULTIMATE CONDITION)
-  MANAGED TURF (PHASE 2 - ULTIMATE CONDITION)
-  DETAINED AREA TO DETENTION FACILITY (PHASE 1 - INTERIM CONDITION)
-  UNDETAINED AREA (PHASE 1 - INTERIM CONDITION)
-  DRAINAGE DRAIN (PHASE 1 - INTERIM CONDITION)
-  LIMITS OF DISTURBANCE (LOD) (PHASE 2 - ULTIMATE CONDITION)
-  PROPERTY BOUNDARY

WATER QUANTITY NARRATIVE - PHASE

AS DISCUSSED IN THE MEETING WITH ARLINGTON COUNTY ON NOVEMBER 1, 1 COUNTY ACKNOWLEDGES THAT, AS A RESULT OF THE COMPLEXIONS PROVER REQUIREMENTS WOULD BE DIFFICULT TO MEET DURING THE PHASE 1 INTERIM STORMWATER MANAGEMENT COME ON-LINE AS POSSIBLE IN THE PHASE 1 INI

DURING THE PHASE 1 INTERIM CONDITION, A TEMPORARY FIRE STATION OCCU RUNOFF REDUCTION BY THE GREEN ROOF, RAINWATER HARVESTING FACILITY, I COLLECT WATER FROM THE CISTERN OVERFLOW ONLY. THE DETENTION SYSI PHASE 2 ULTIMATE STORAGE REQUIREMENTS.

SEE THE WATER QUANTITY NARRATIVE ON SHEET C-422 FOR ADDITIONAL INF

Construction Schedule



- Feb 2017 – Abatement
- May 2017 – Demolition, 18th Street construction
- July 2017 – excavation
- September 2017 – foundation
- May 2019 – Substantial completion
- Sept 2019 – school open

Construction Hours

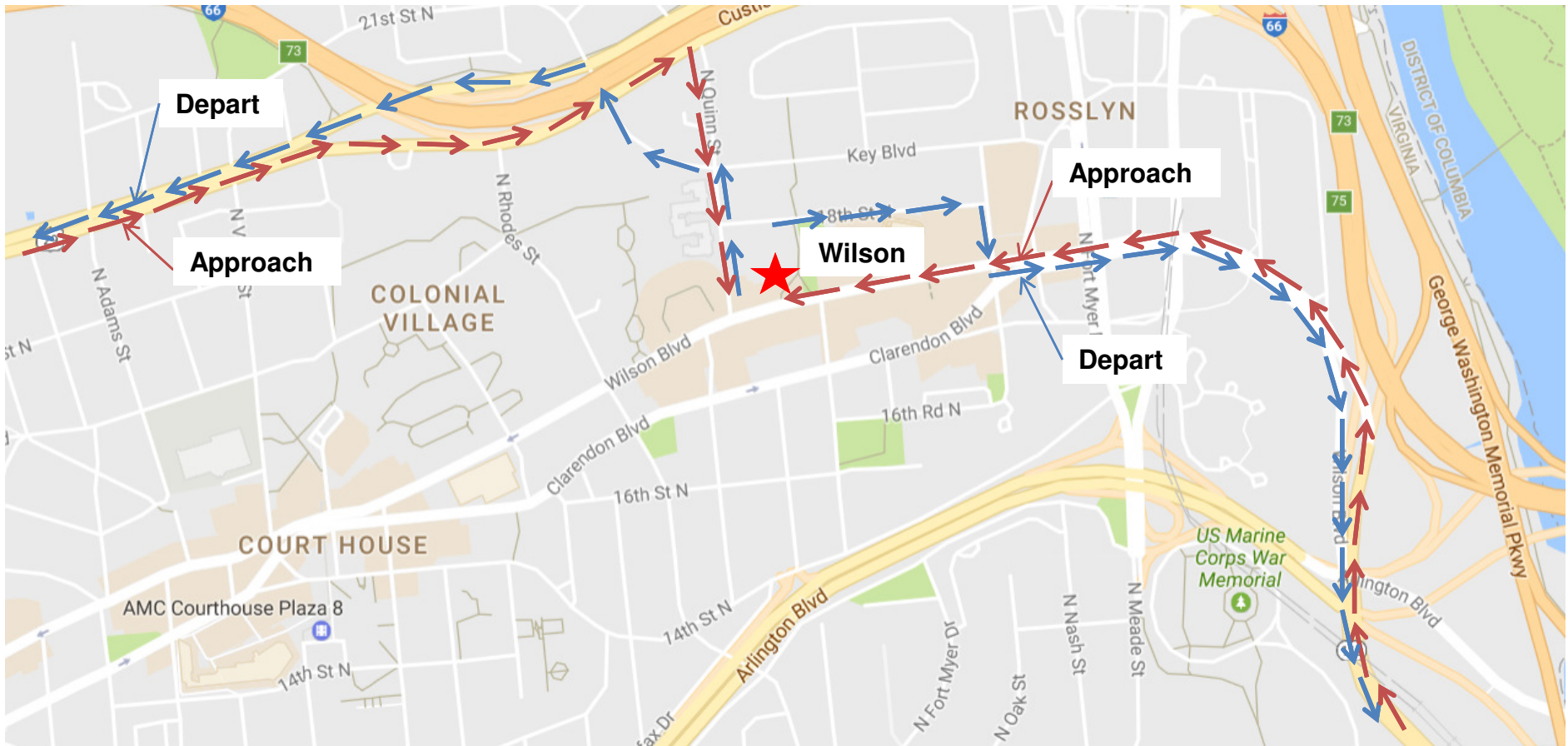


- Within the public right-of-way, except for work in 18th Street North
 - 9:00 a.m. to 3:30 p.m. Monday through Friday
 - 10:00 a.m. to 6:00 p.m. on weekends and holidays
- On-site construction, except for construction worker arrival to the construction site and indoor construction activity
 - 7:00 a.m. to 6:30 p.m. on weekdays
 - 10:00 a.m. to 6:30 p.m. on Saturdays, Sundays, and holidays

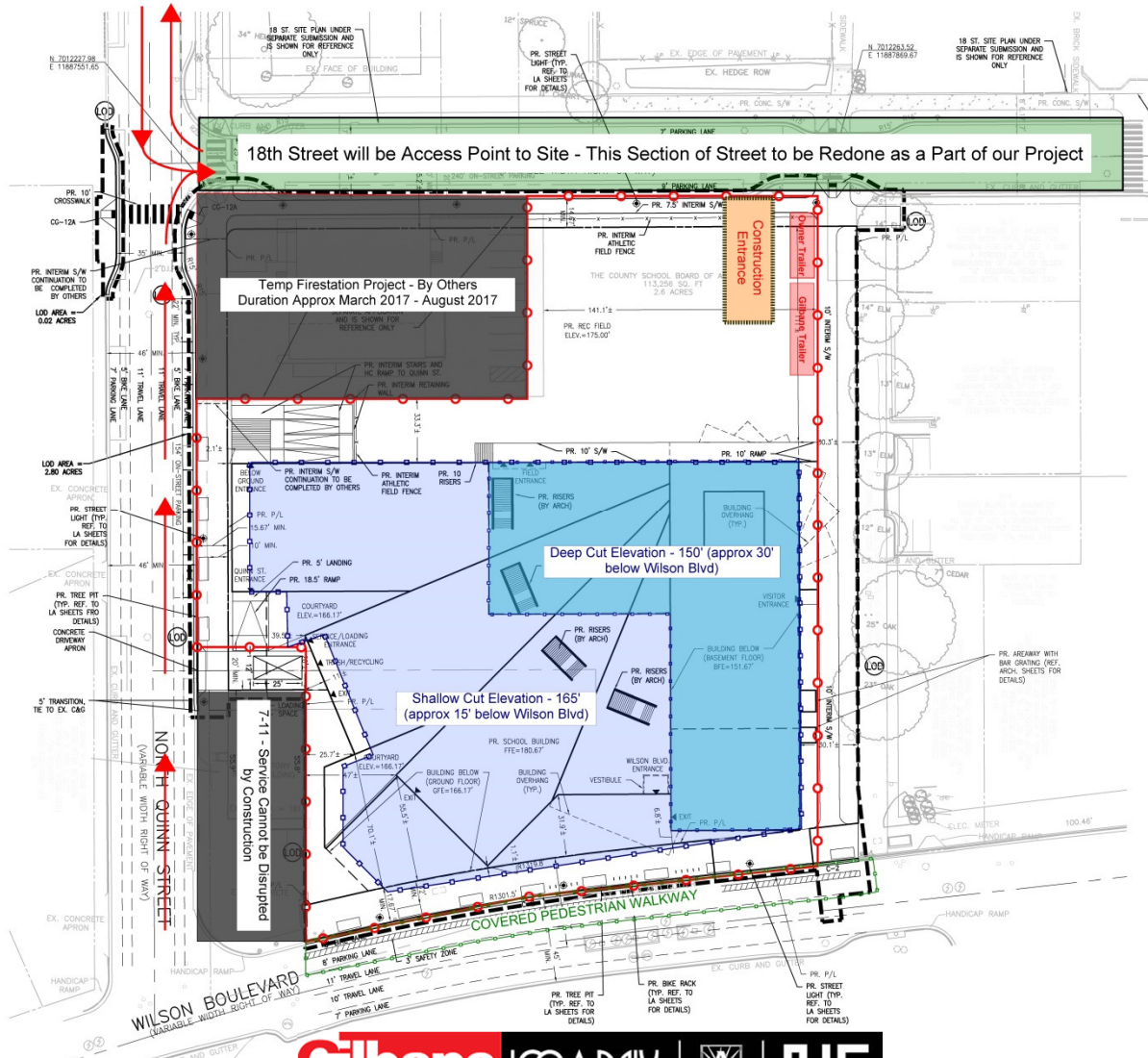
Construction Vehicle Routing



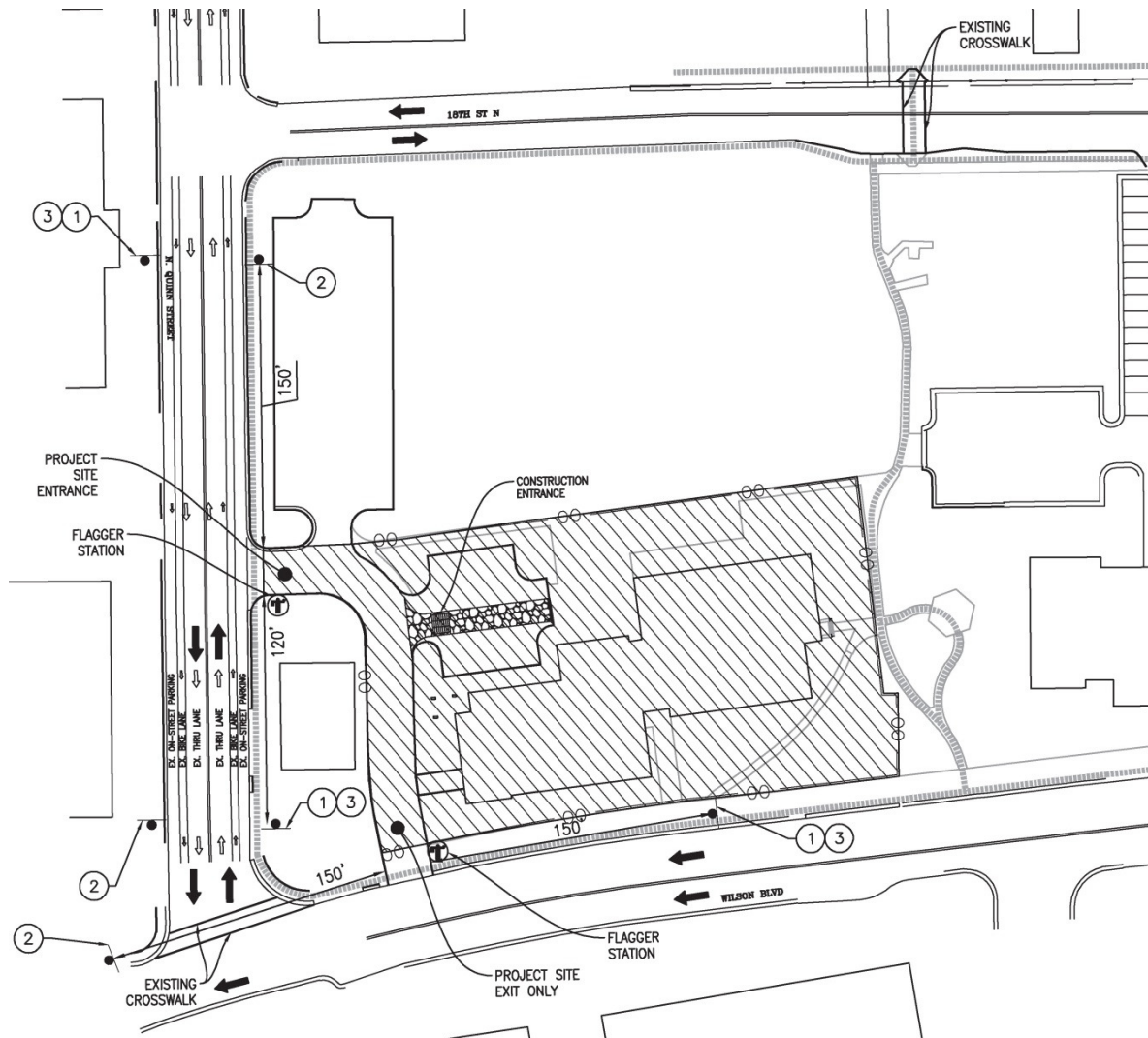
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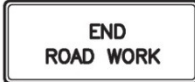

Site Logistics Plan



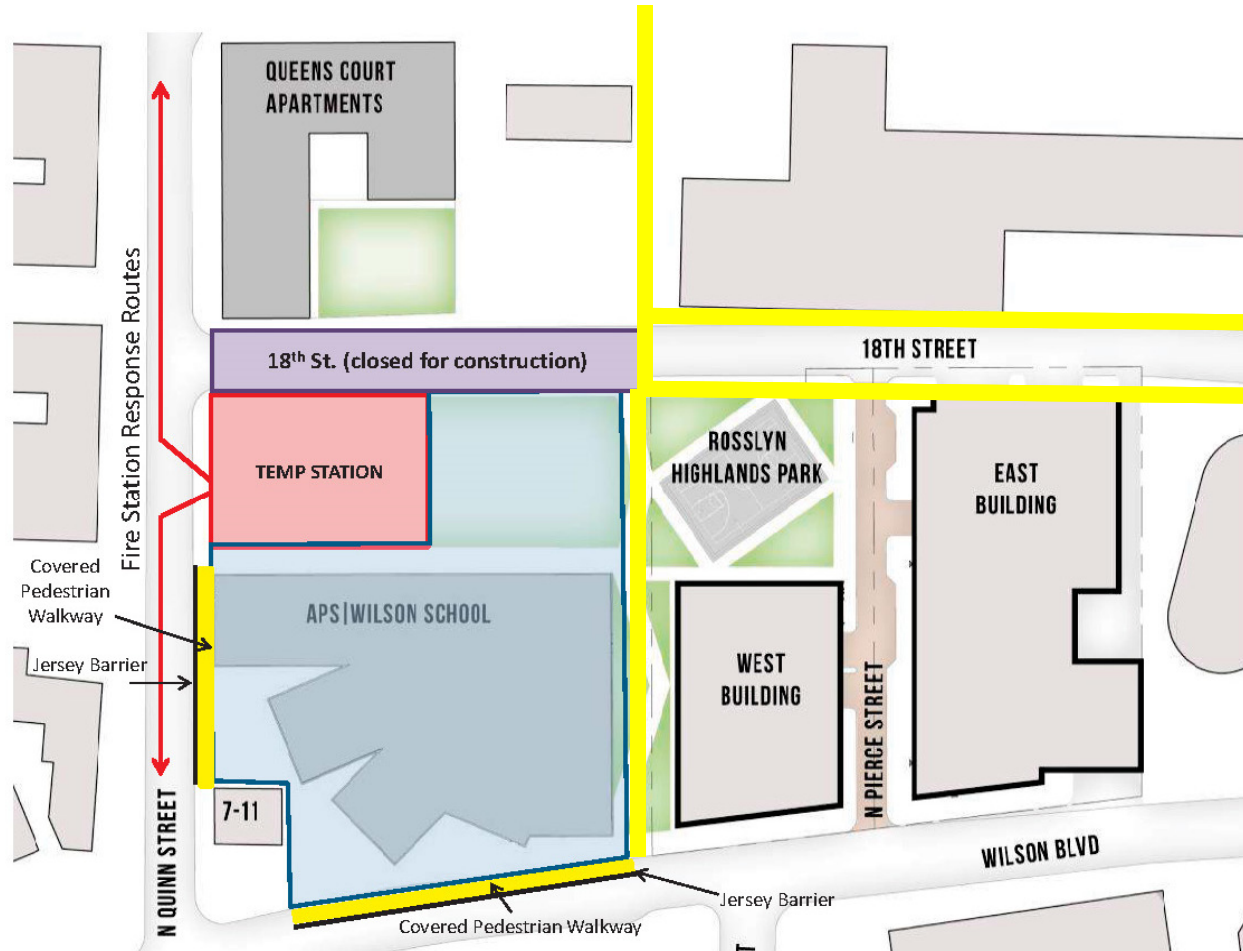
Demolition MOT Plan



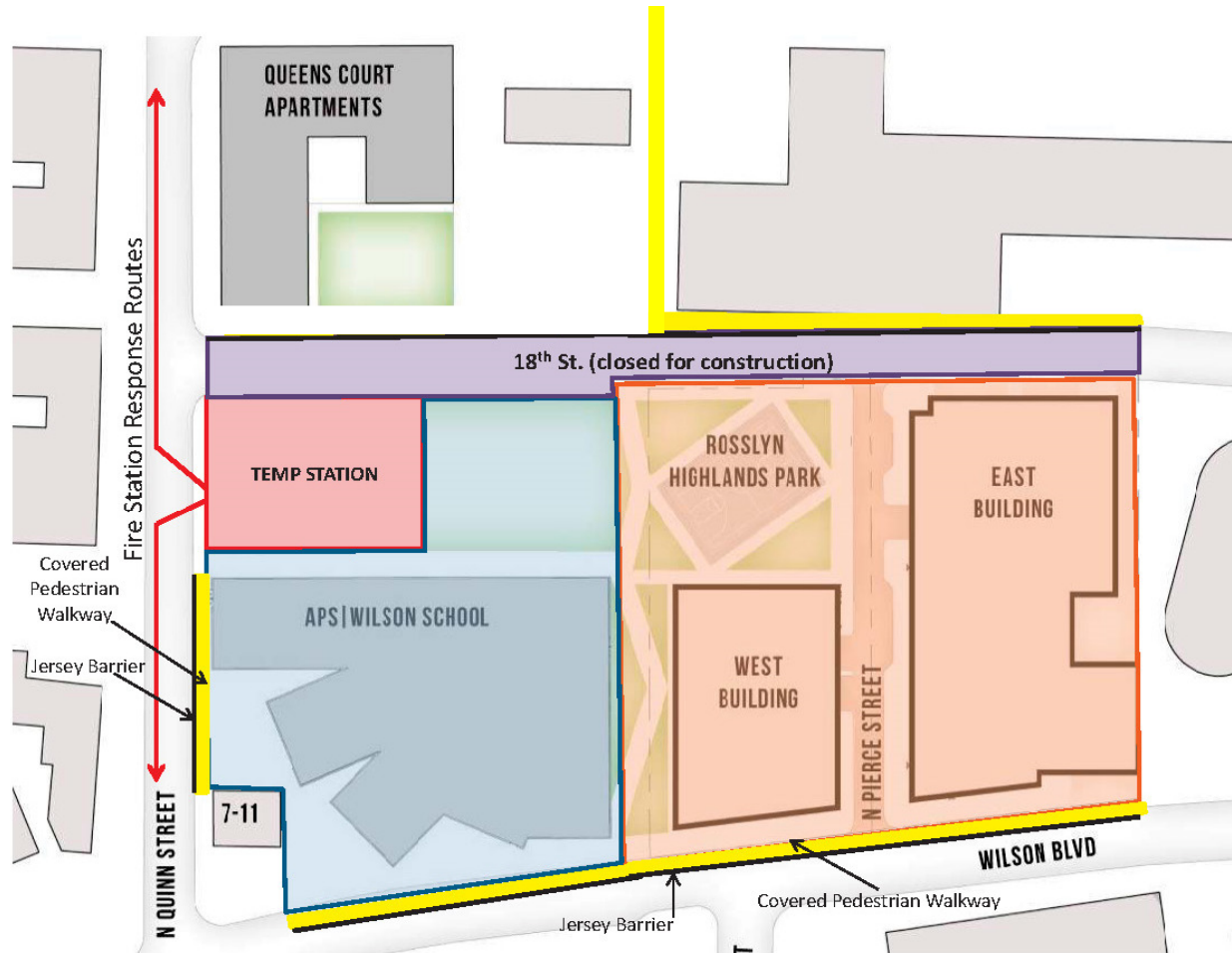
SIGNAGE KEY

<p>1</p>  <p>W20-1 48" x 48"</p>	<p>2</p>  <p>G20-2 48" x 24"</p>	<p>3</p>  <p>W20-7 48" x 48"</p>
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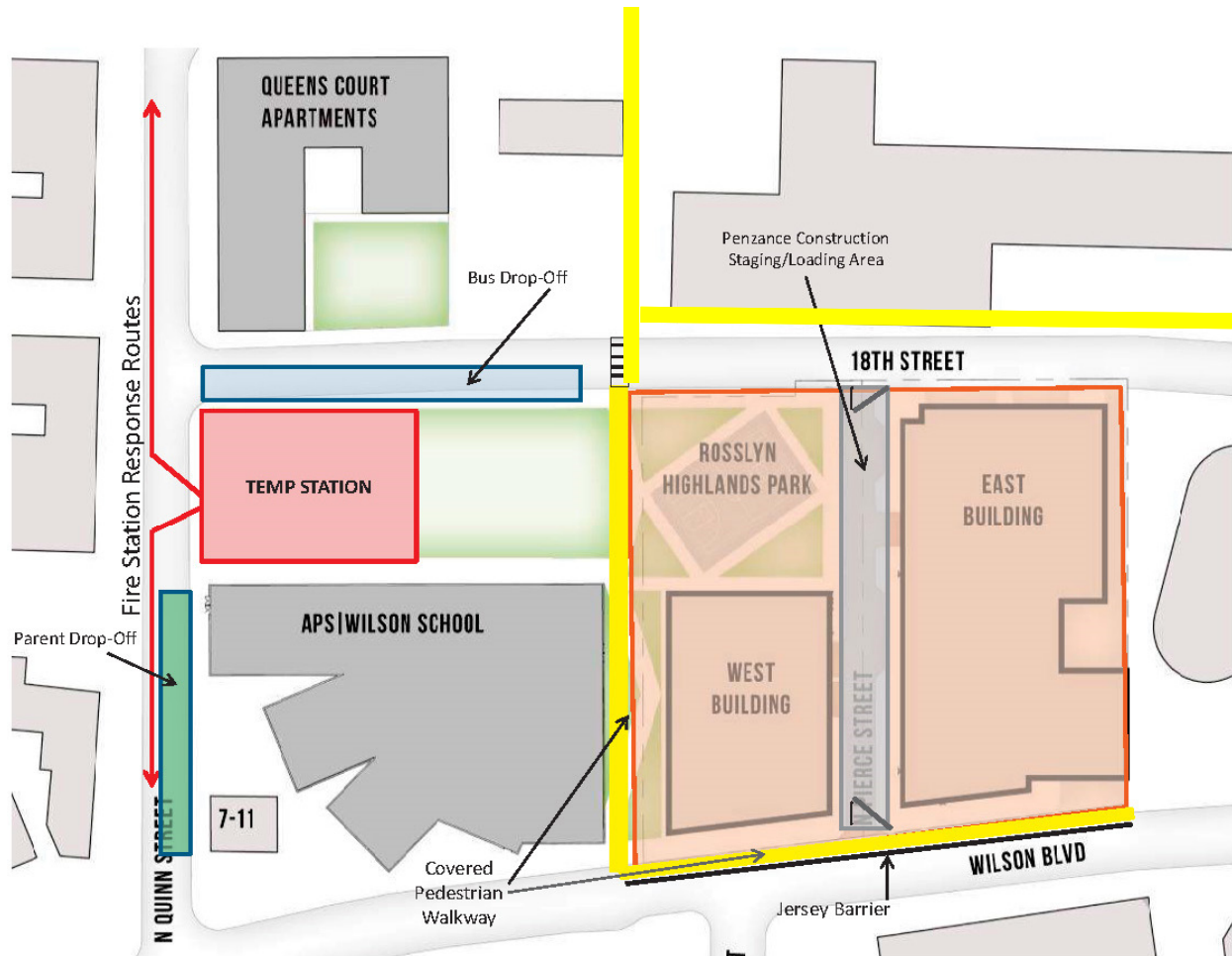
MOT Plan (7.2017 – 1.2018)



MOT Plan (1.2018 – 8.2019)



MOT Plan (9.2019 – 12.2021)



Construction Worker Parking



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- Construction worker counts
 - 15 to 175
- Parking options
 - On-site (5-15 spaces)
 - Commercial garages (up to 100 spaces)
 - Churches/non-for-profit organizations (~50 spaces)

An architectural rendering of the Wilson School building at dusk. The building features a prominent, angular, white facade with large glass windows and a cantilevered upper section. To the left, a taller, more traditional multi-story building with a grid of windows is visible. The foreground shows a grassy area with some trees and a few people walking. The sky is a soft, twilight blue.

THANK YOU

Wilson School - Community Meeting 4/19/17