

# NEW ELEMENTARY SCHOOL

REED SITE, ARLINGTON PUBLIC SCHOOLS

CONCEPT DESIGN



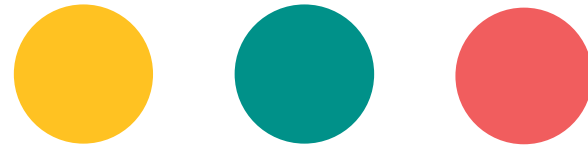
VMDO

# **BLPC + PFRC JOINT KICK-OFF MEETING**

BUILDING LEVEL PLANNING COMMITTEE  
PUBLIC FACILITIES REVIEW COMMITTEE

- 1. Welcome**
- 2. Introductions – Part 1 - Staff**
- 3. Role of PFRC / BLPC**
- 4. Introductions – Part 2 - Committee Members**
- 5. Project Overview**
- 6. Public Comment**
- 7. Next Steps & Adjourn**

# 1. WELCOME



# APS 2011-17 STRATEGIC PLAN GOALS

1. Create Challenge & Engage All Students
2. Eliminate Achievement Gaps
3. Ensure High Quality Staff
4. Provide Optimal Learning Environments
5. Meet the Needs of the Whole Child

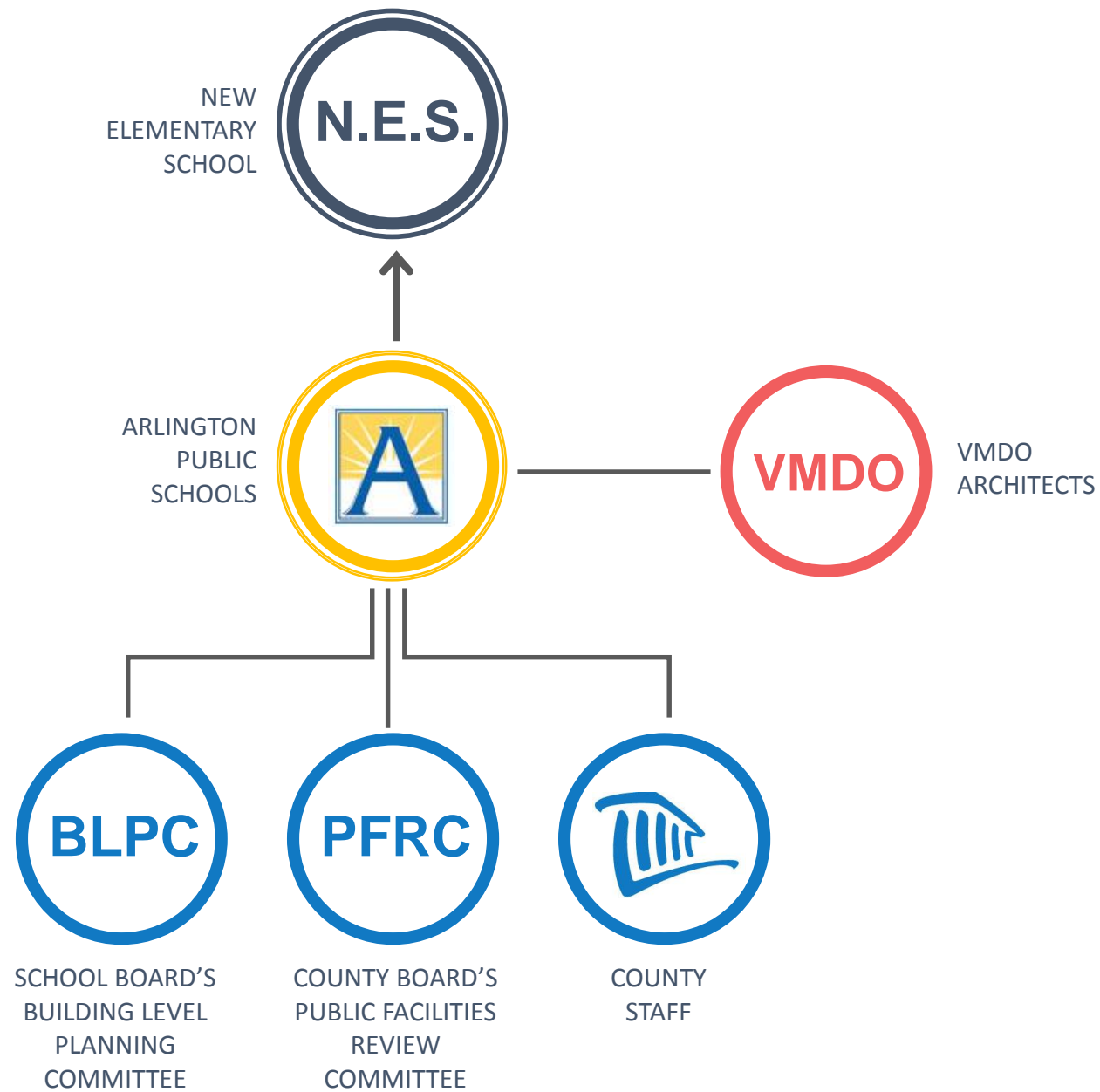
# PROJECT GOAL

To create a learning environment inside, outside and beyond the school, in which teaching, learning, design, sustainability and environmental stewardship are integrated beyond what we have already achieved at Discovery.



# PROJECT PARAMETERS

1. Create a **new neighborhood elementary school** with an attendance zone
2. Support APS Strategic Plan Goals, specifically **Goal #4 – Provide Optimal Learning Environments**
3. Address capacity by providing at least **725 seats**
4. Open by start of school **2021**
5. Spend a maximum project cost **\$49 million**

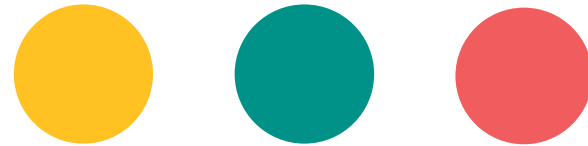


# COORDINATED BLPC / PFRC PROCESS

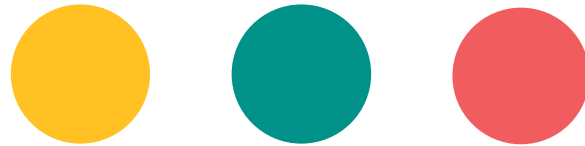
- The BLPC and PFRC will hold joint meetings for most meetings.
- Process will build on the success of the Fleet Elementary process and incorporate the lessons learned.
- BLPC/PFRC leadership will meet regularly with Board liaisons to develop meeting agendas and discuss critical issues.
- Several members appointed to both BLPC and PFRC.



# 2. INTRODUCTIONS PART 1 - STAFF



# 3. ROLE OF PFRC / BLPC



# PUBLIC FACILITIES REVIEW COMMITTEE

## PFRC Charge (June 18, 2014)

1. Mission: to ensure that the highest quality of land use planning, design, transportation planning, and other important community aspects are incorporated into civic projects as assigned to the Committee by the Arlington County Board.
  
2. Key responsibilities:
  - Provide forum for advisory commission and committee input
  - Ensure highest quality of land use planning and design
  - Promote compliance with County Comprehensive Plan and other County planning policies
  - Provide means for broad-based public participation
  - Provide advice to County Board and County Manager

# BUILDING LEVEL PLANNING COMMITTEE

1. Assists APS Staff during Concept and Schematic phases by reviewing:
  - Building location and massing
  - Site Amenities
  - Adjacencies between interior spaces and site amenities
  - Community use of the building and site
  - Impact of project on surrounding community
2. Distribute project updates to constituency groups
3. Solicit comments from constituency groups and share with the BLPC for consideration

# BLPC MEMBERSHIP & CHARGE

- Based on existing Policy Implementation Procedure (PIP) 50-1.2 and proposed PIP revisions.
- Representing the following stakeholder groups:
  - Parents/PTA: Ashlawn, Discovery, Glebe, McKinley, Nottingham, and Tuckahoe
  - Civic Associations: Highland Park Overlee Knolls, Westover Village, Tara-Leeway Heights, Leeway Overlee, Madison Manor, and Dominion Hills
  - Advisory Council on School Facilities and Capital Programs (FAC)
  - Public Facilities Review Committee (PFRC)
  - Student Advisory Board
  - Arlington Public Library staff
  - Elementary school and Department of Teaching and Learning staff
  - Department of Facilities and Operations staff

# BLPC MEMBERSHIP & CHARGE

- School Board direction:
  - The new school at the Reed Building will be a neighborhood elementary school with an attendance zone.
  - The BLPC will assist the School Board to achieve Goal 4 of the APS 2011-17 Strategic Plan 4 to Provide Optimal Learning Environments that are adaptable to future changes of use, energy efficient, environmentally sustainable, and provide adequate outdoor space for physical education and recess.
  - Funding available for the project is the maximum available, unless additional funding is approved by the School Board. Every effort shall be made to complete the project for less than \$49 million.

# ARLINGTON PUBLIC SCHOOLS

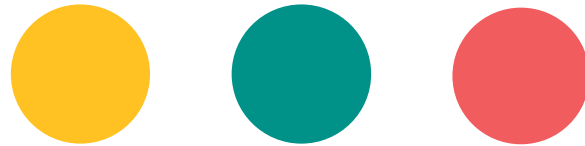
1. Develop Site-Specific Educational Specifications:
  - List of Spaces
  - Educational Vision and Pedagogy
  - Space Character and Adaptability
  - Detailed floor plan layouts and adjacencies
2. Develop Project Cost Estimates and Monitor Costs
3. Develop content to support BLPC & PFRC

# COUNTY STAFF

1. Coordinate community review process with APS
2. Provide feedback to APS on applicable County policies
3. Use permit and beyond



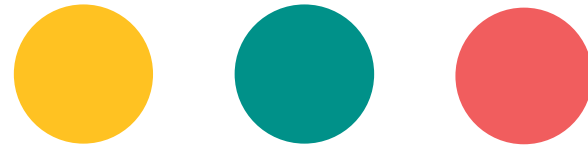
# 4. INTRODUCTIONS PART 2 – COMMITTEE MEMBERS

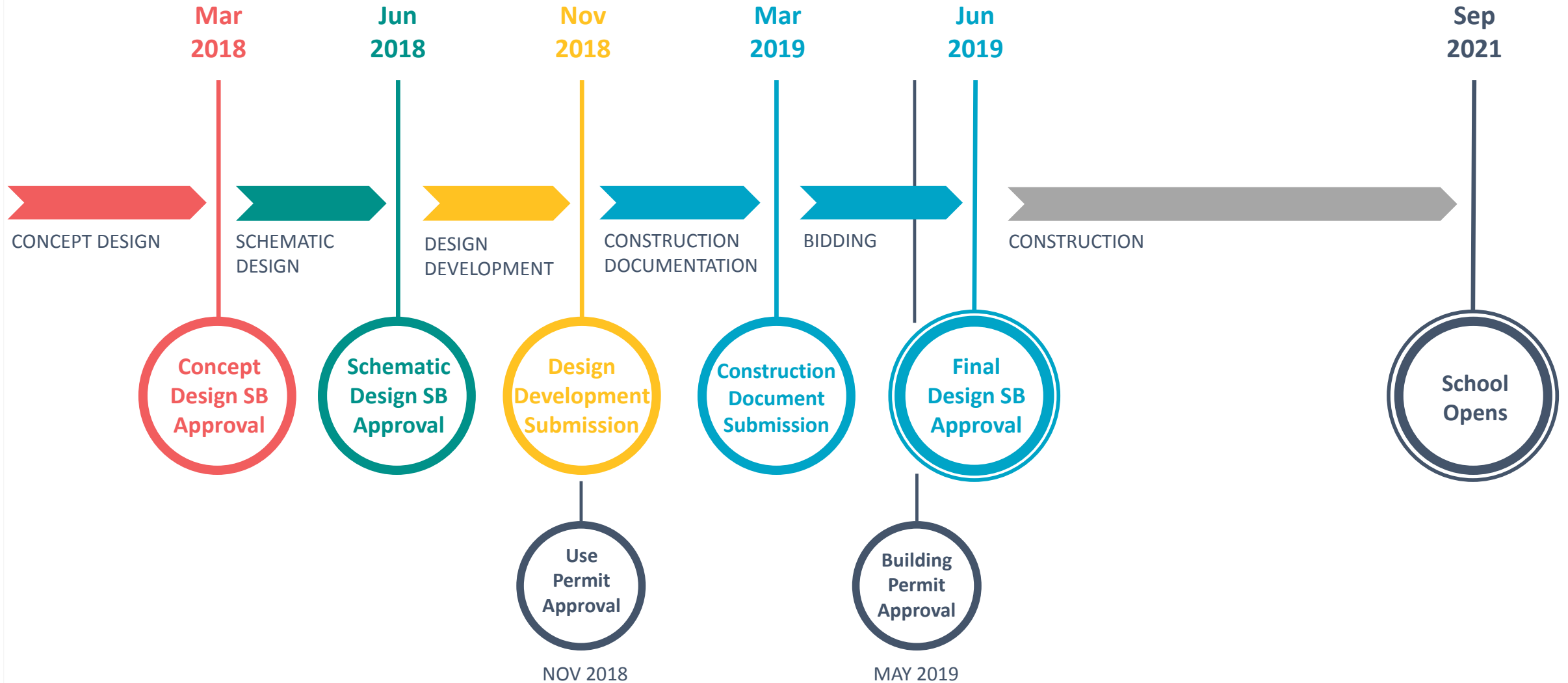


# COMMITTEE MEMBER INTRODUCTIONS

1. Name
2. Constituency
3. Primary Motivation for Serving

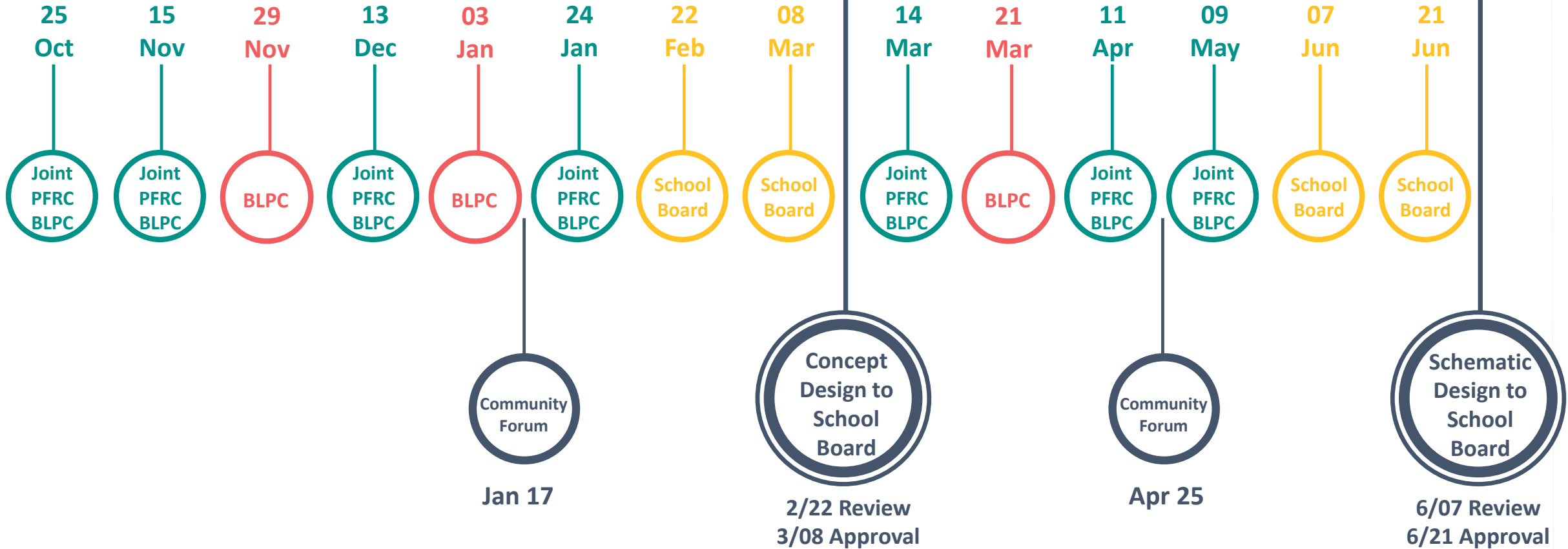
# 5. PROJECT OVERVIEW





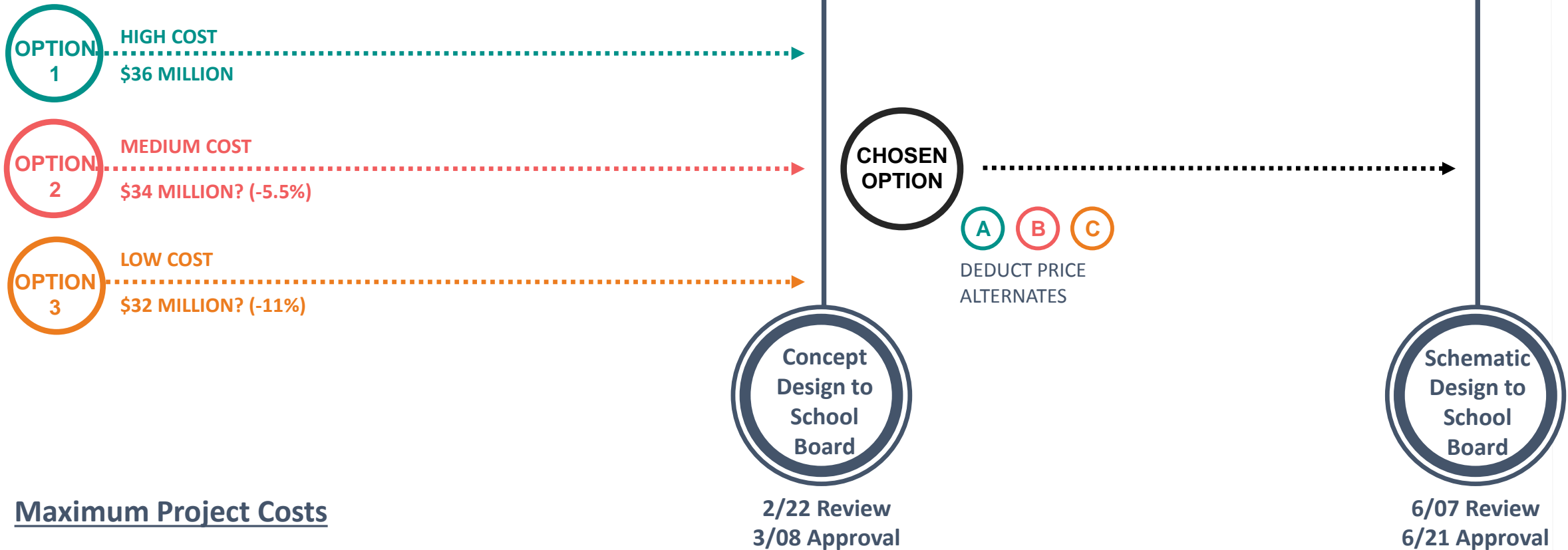
CONCEPT DESIGN

SCHEMATIC DESIGN



CONCEPT DESIGN

SCHEMATIC DESIGN



Maximum Project Costs

Construction Costs	\$36M
Owners Costs	\$13M
<b>TOTAL Cost</b>	<b>\$49M</b>













**Corner Park**



**Playground**

**Westover Library**



**Parking Lot**



**Farmers Market**

**US Post Office**

**Commercial Property**



**Sledding Hill**



**Basketball Courts**

**Recreation Space**



**County Open Space**



**Play Field**

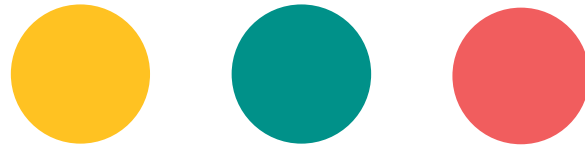


**Parking Lot**

**Bank**



**THIS IS WHAT WE THINK  
WE KNOW...**

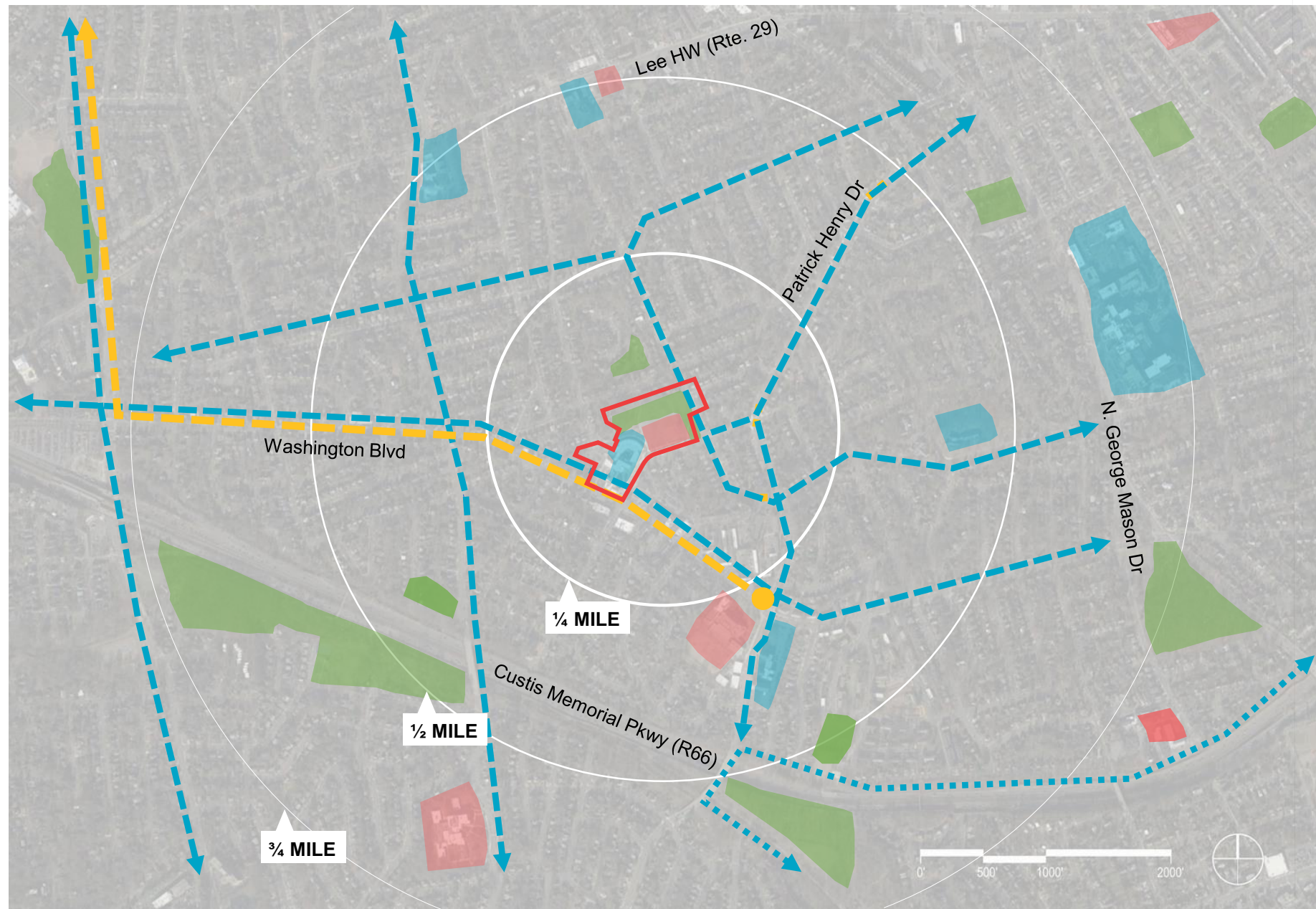


# EXPANDED CONTEXT

- Only 1 bus route nearby
- Limited alternative transportation options
- Active pedestrian area

**KEY**

- School
- Green Space
- Civic
- → Bus Route
- ← → Bicycle Routes (Not all Marked)
- ← → Arlington Loop

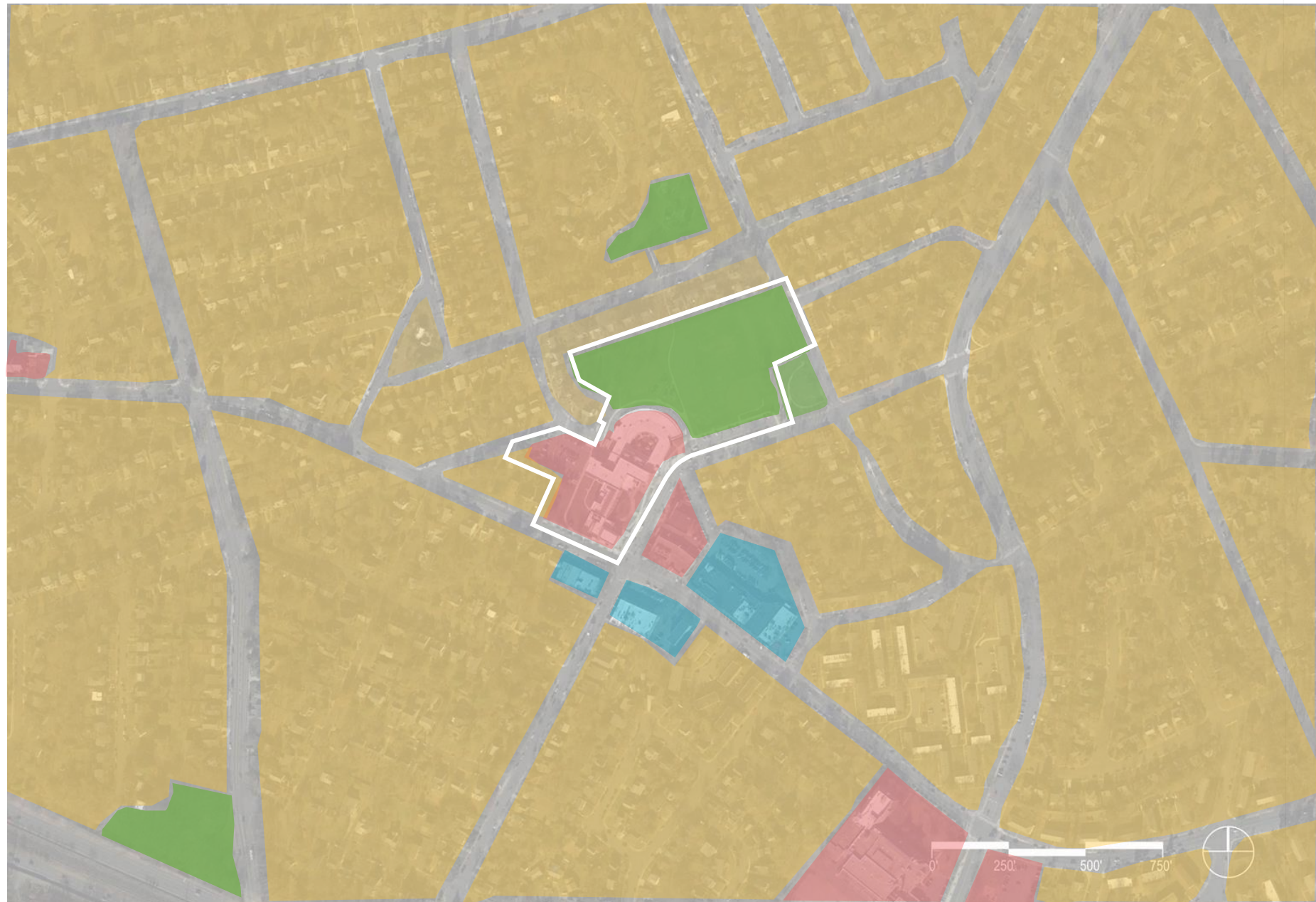


# LAND USE

- Mostly residential
- Site used as civic hub for community

## KEY

-  Civic
-  Green Space
-  Commercial
-  Residential

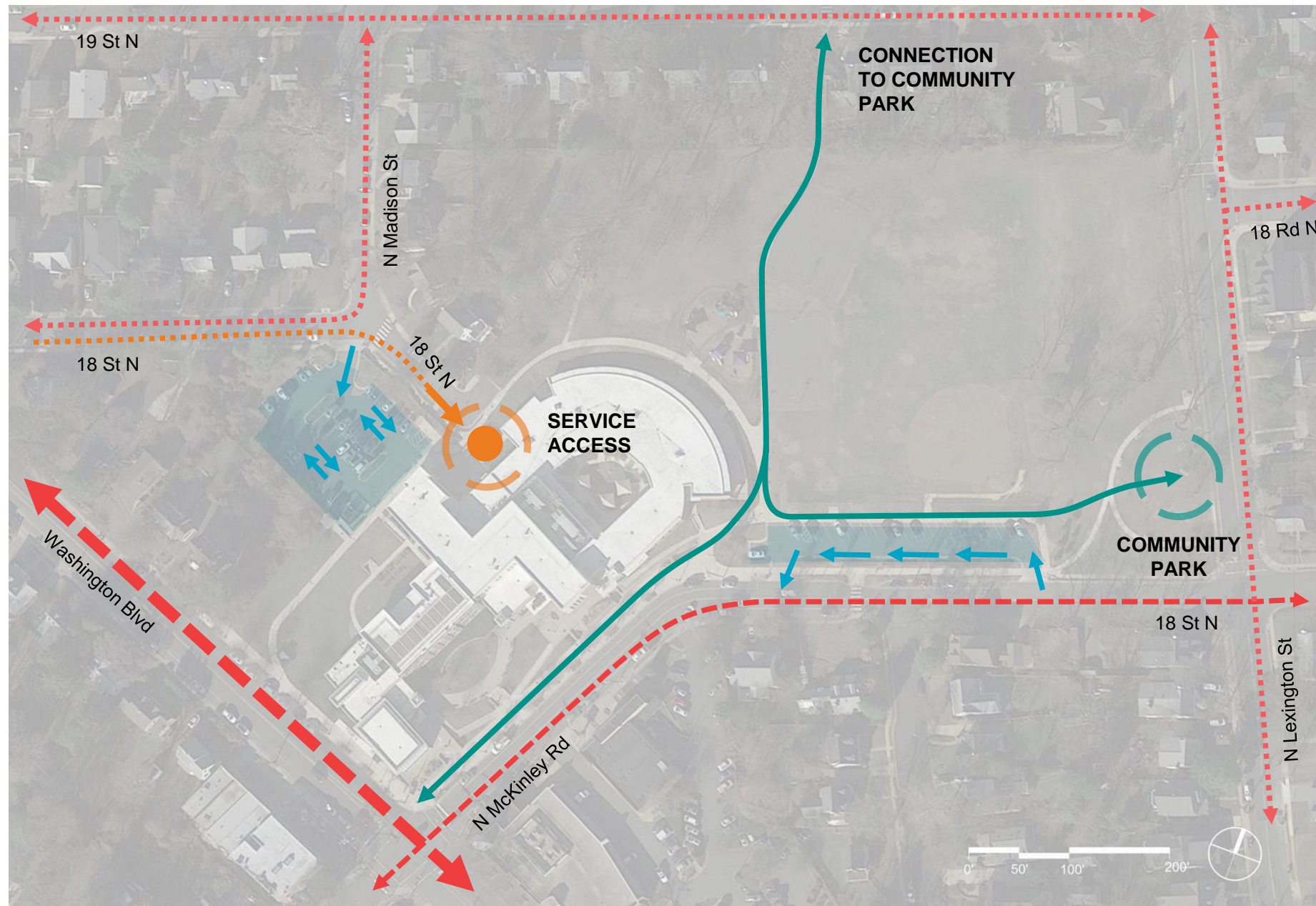


# TRAFFIC & SITE ACCESS

- Connection to North to park highly used
- Existing Service from North

**KEY**

- Primary Vehicle Circulation
- Secondary Vehicle Circulation
- Tertiary Vehicle Circulation
- Service Access
- Pedestrian Circulation
- Parking Circulation



# SITE PERMEABILITY

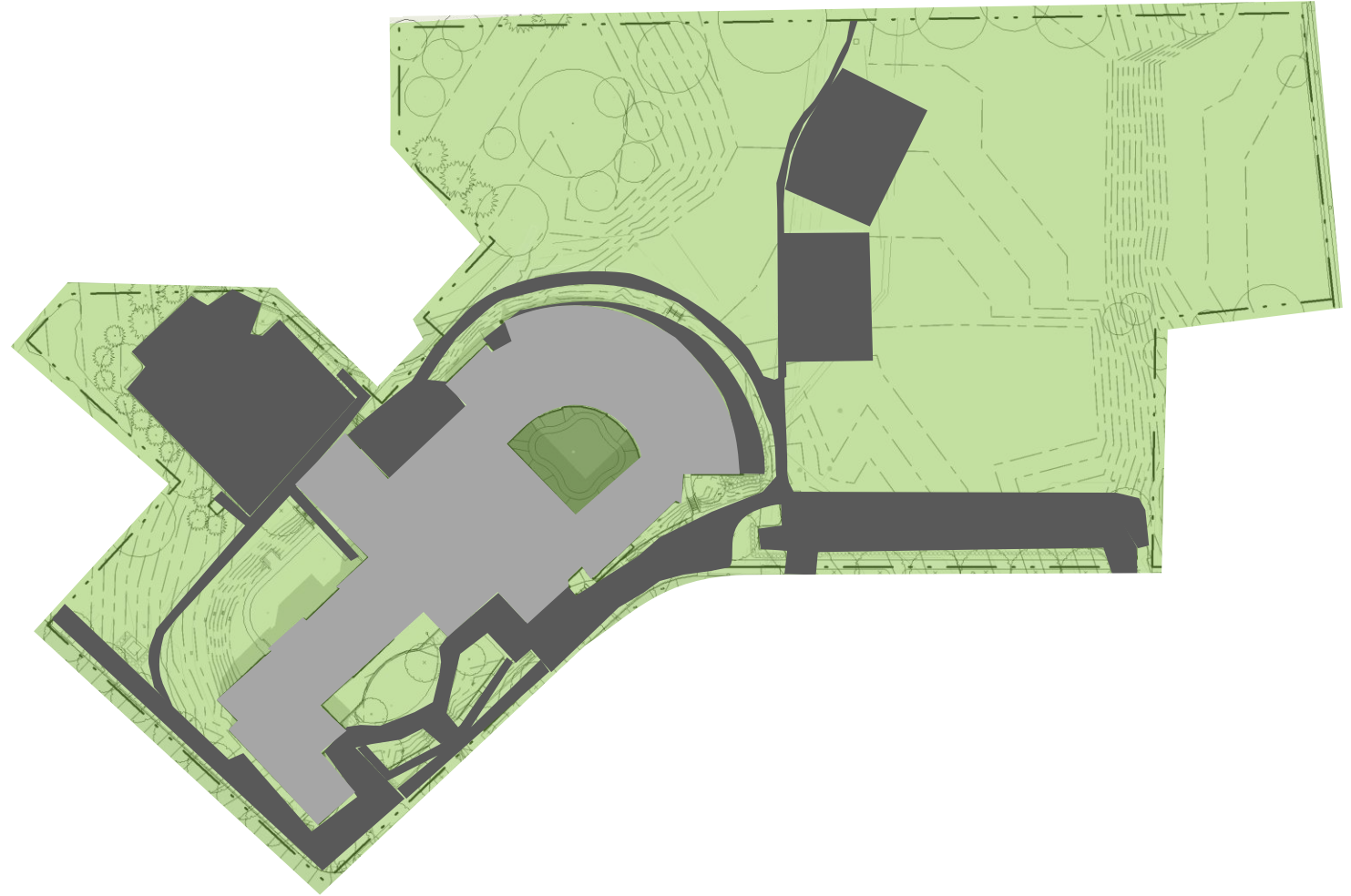
**381,000 SF** TOTAL AREA  
**100%**

**246,750 SF** PERMEABLE SURFACE  
**65%**

**55,250 SF** IMPERMEABLE ROOF SURFACE  
**15%**

**79,000 SF** IMPERMEABLE PAVEMENT  
**20%**

**35%**





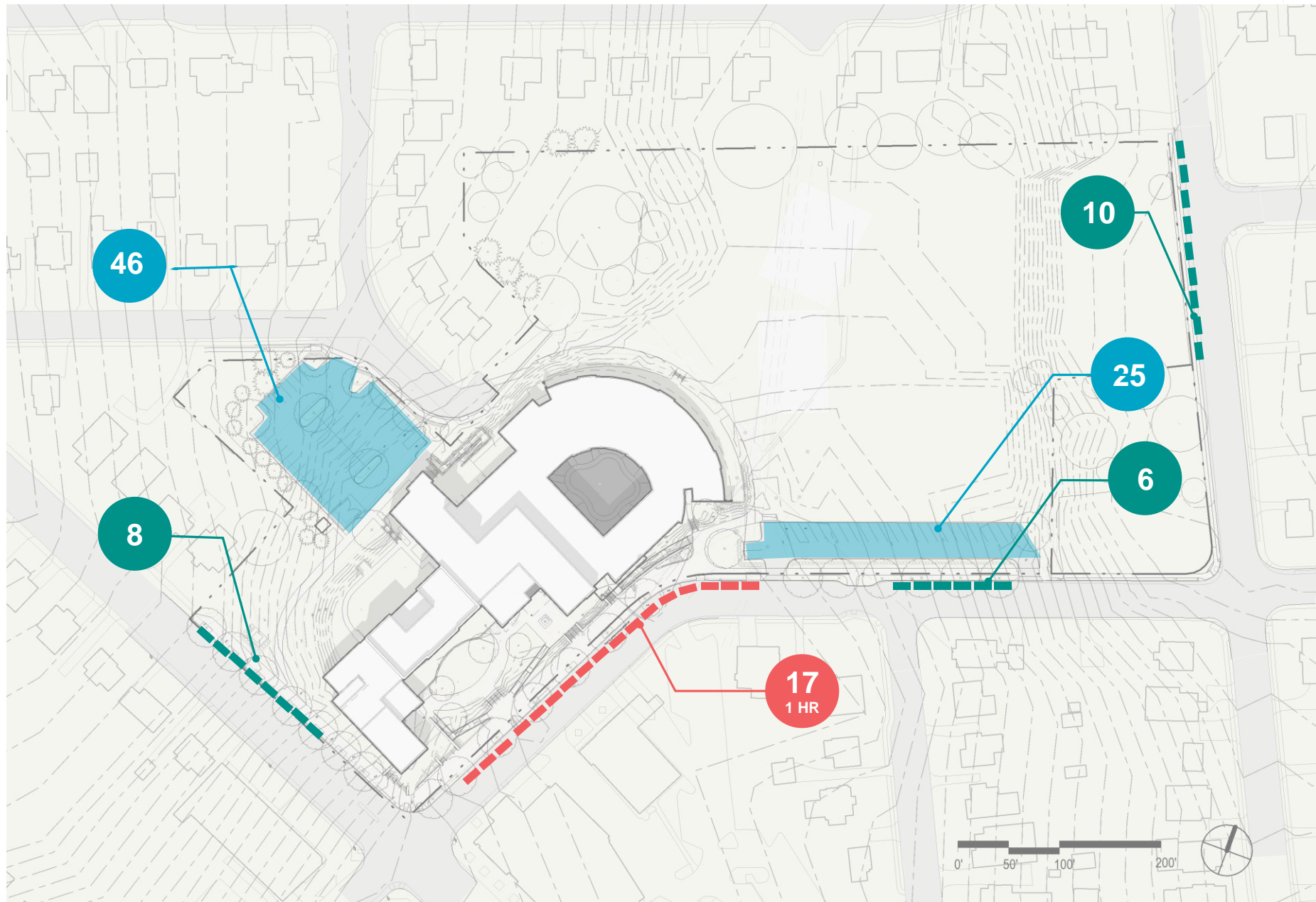
# EXISTING PARKING

**112** TOTAL SPACES

**71** EXISTING ON-SITE SPACES  
**PERMANENT**

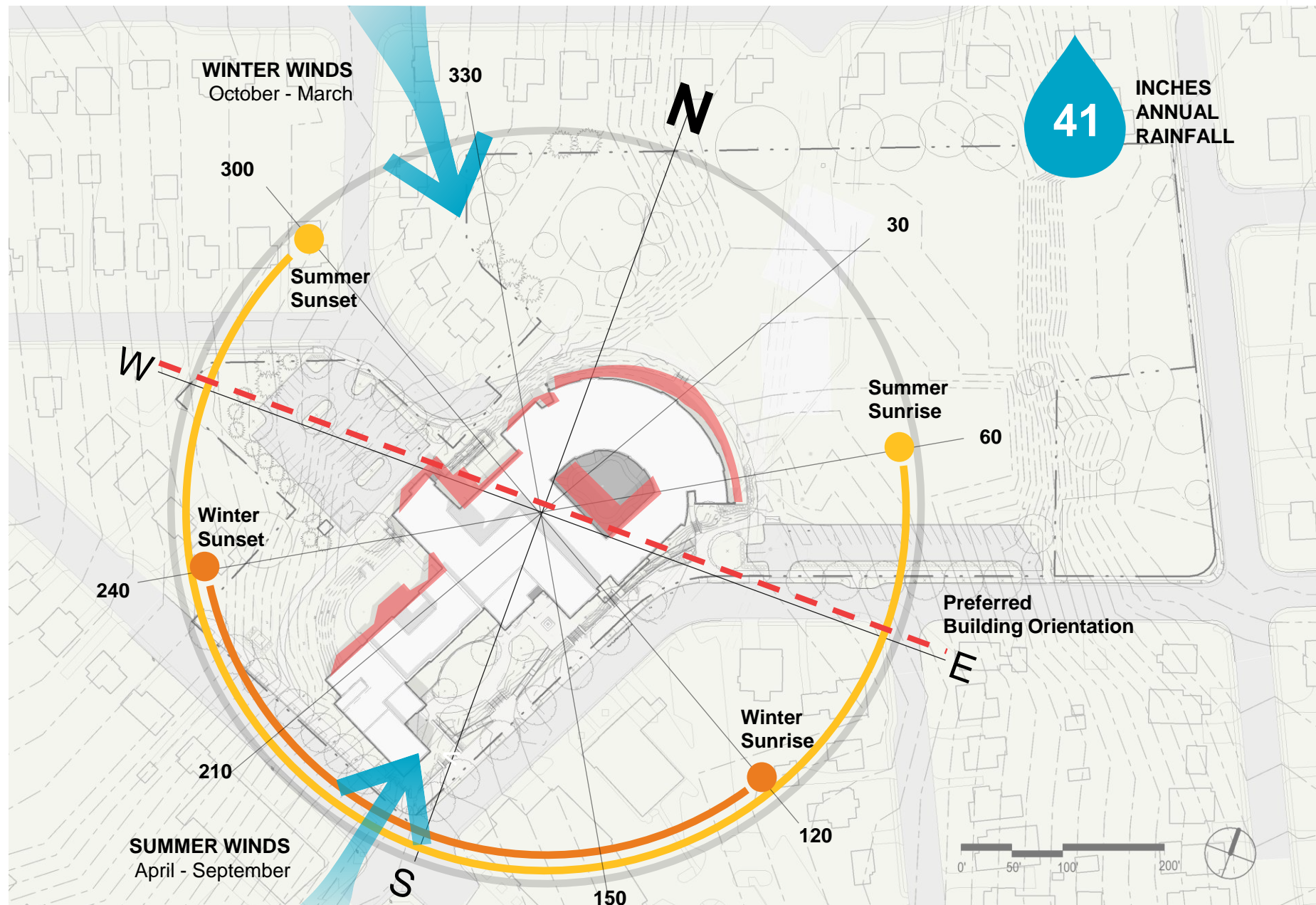
**24** SPACES ON-STREET  
**ALL-DAY**

**17** SPACES ON-STREET  
**1 HR**



# SOLAR + WIND STUDY






- Preferred building orientation on East-West Axis

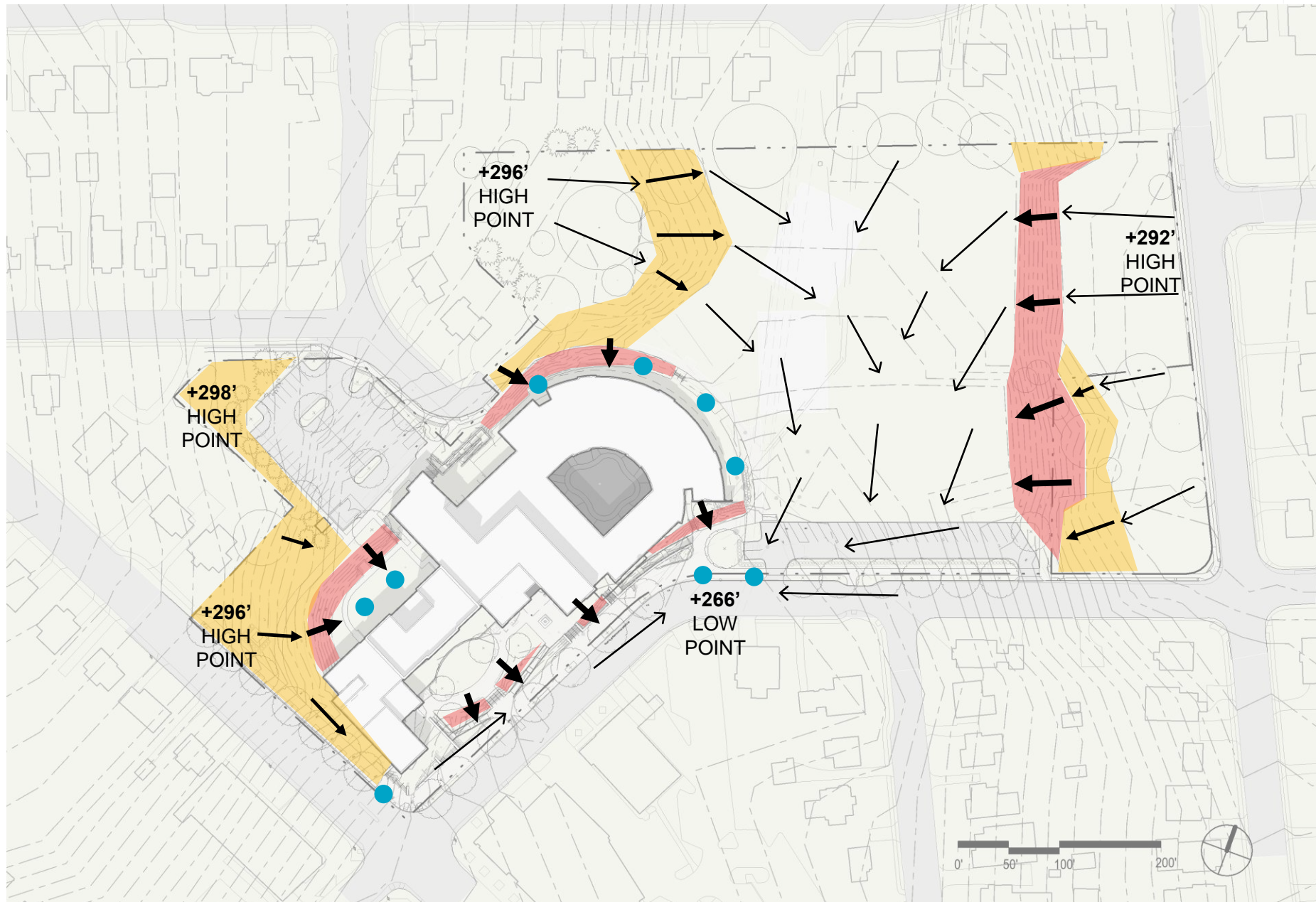


# TOPOGRAPHY + WATERFLOW

- Vast majority of site drains to a single low point
- Main buildable area is flanked by existing slopes

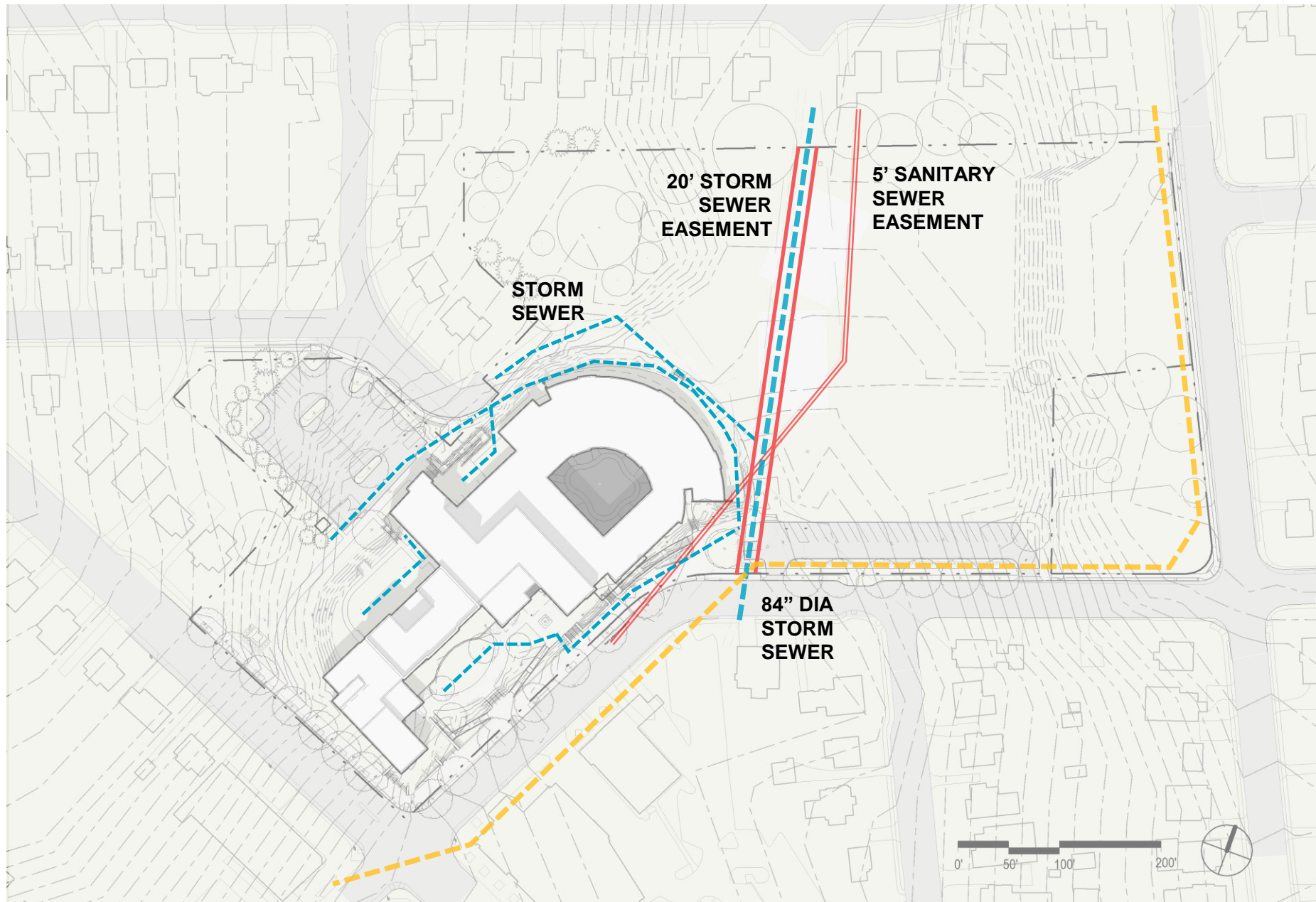
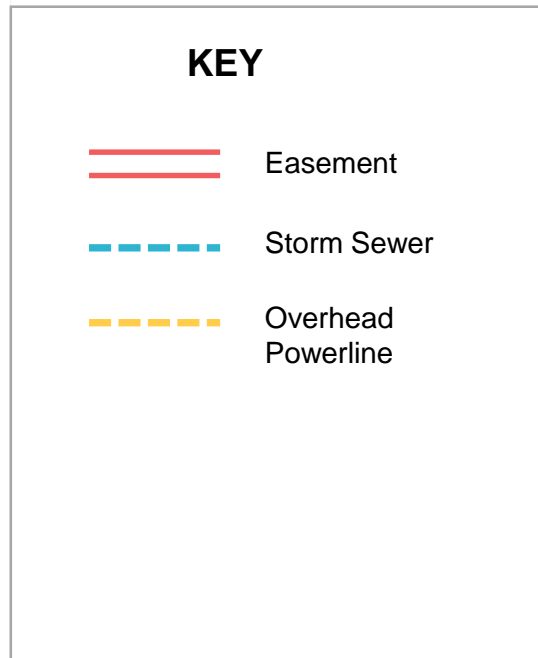
**KEY**

-  Steep Slope
-  Moderate Slope
-  Direction of Water Flow - Fast
-  Direction of Water Flow - Slow
-  Inlet / Drain
- +296'** Elevation



# EXISTING UTILITIES




- 20' Storm Sewer Easement Adjacent to Existing Building – YIKES!

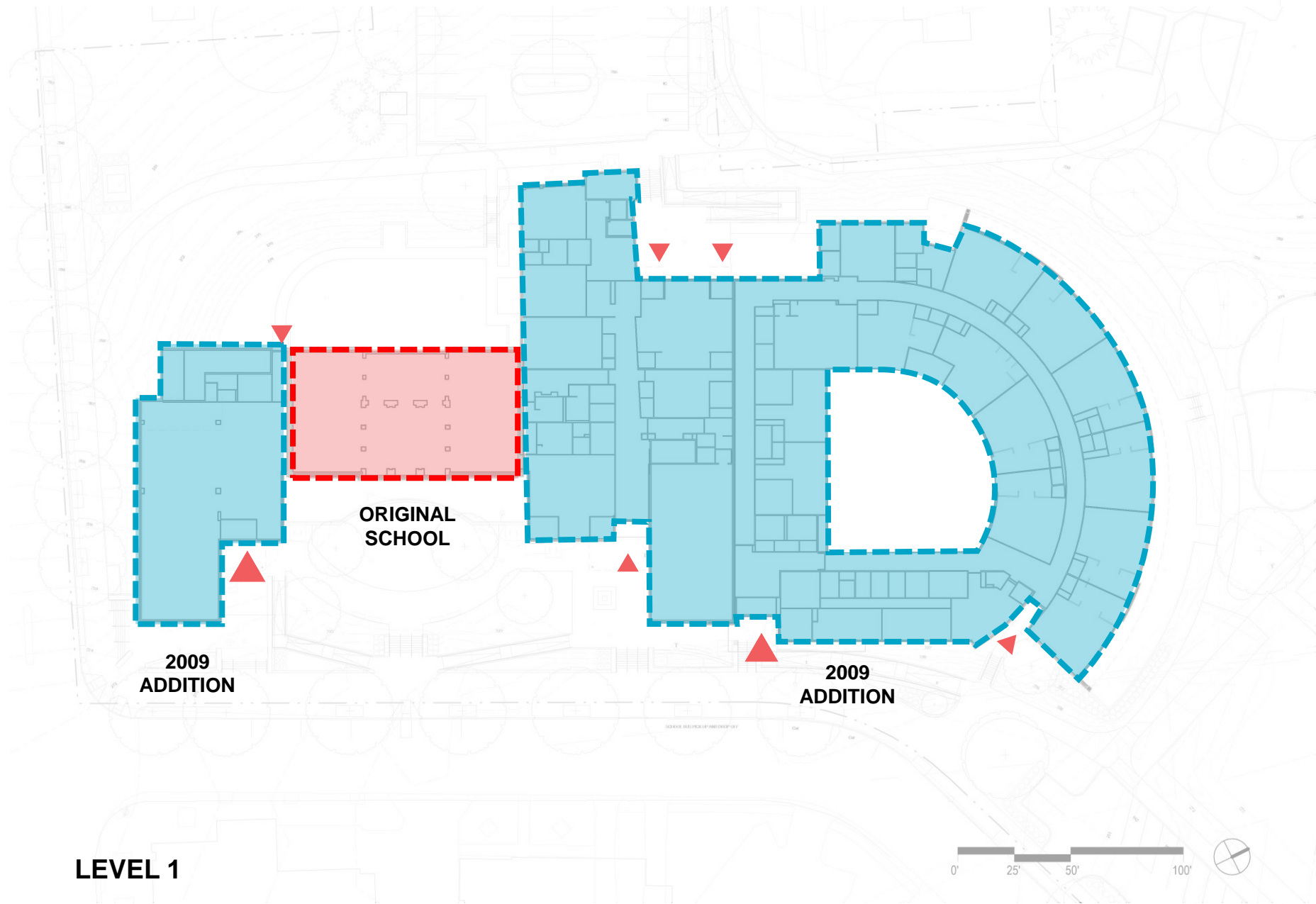


# EXISTING BUILDING LEVEL 1

- Original School with 2009 Addition

**KEY**







-  Original School
-  2009 Addition
-  Entrance

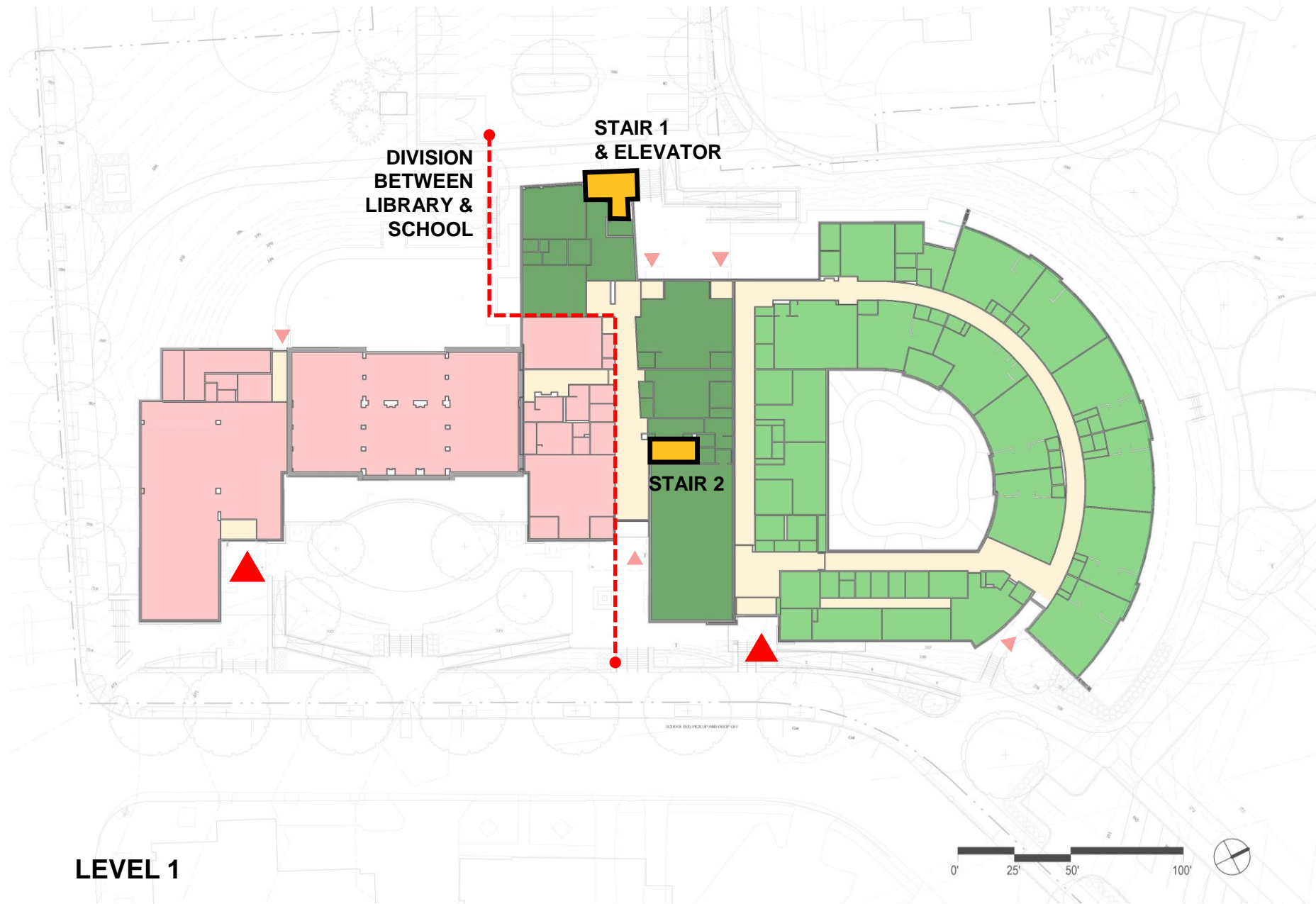


# EXISTING BUILDING LEVEL 1 PROGRAM

- Middle portion of the building contains mixed programming
- Circulation to Level 2 difficult to reach through main entrances

**KEY**

-  School Use - Zone 1
-  School Use - Zone 2
-  Walter Reed Library
-  Stair / Elevator Access
-  Entrance
-  Division Between Library & School Program



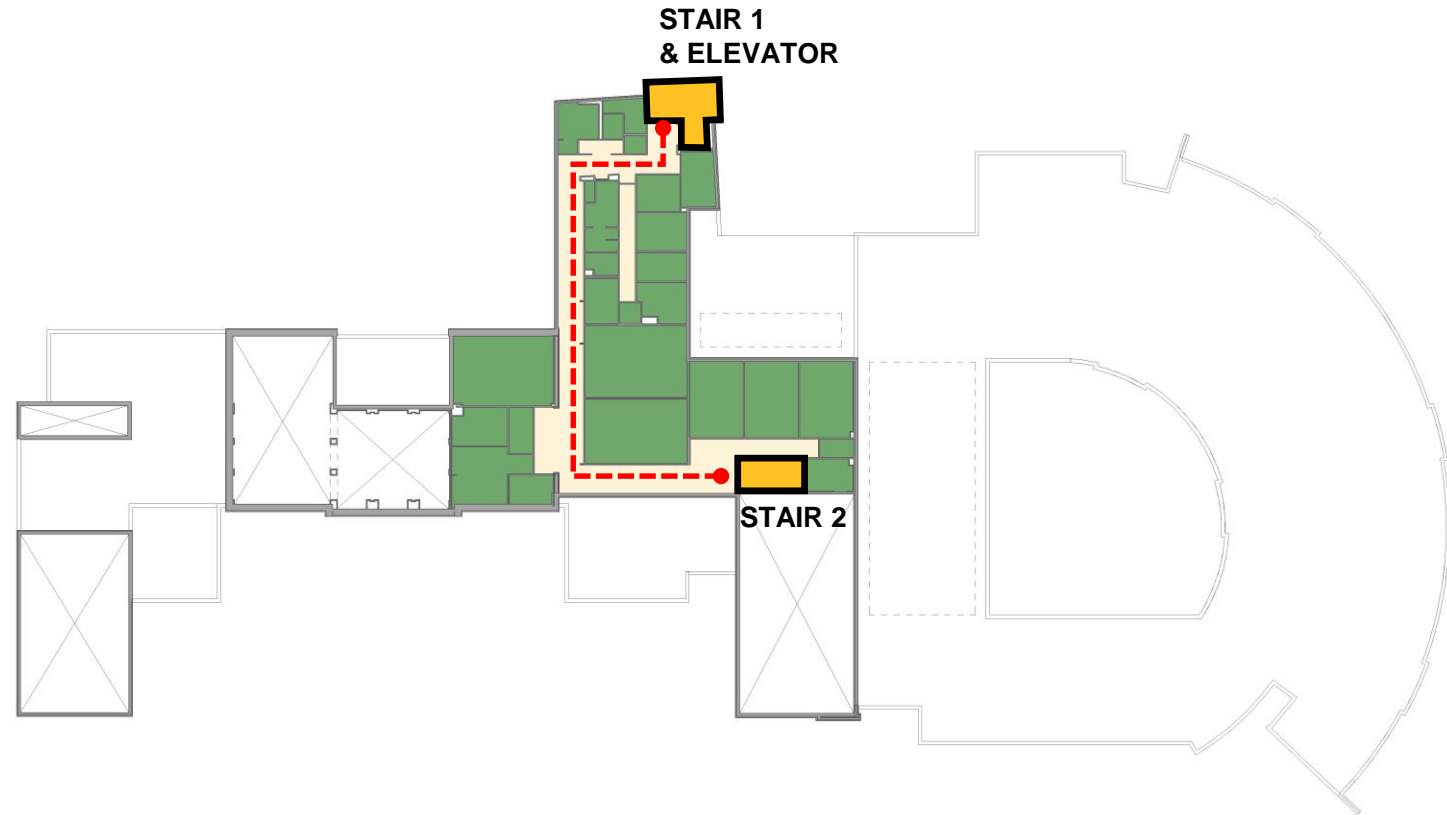
LEVEL 1

# EXISTING BUILDING LEVEL 2 PROGRAM

- Long corridor between stairs

**KEY**

- School Use - Zone 1
- School Use - Zone 2
- Stair / Elevator Access
- Path along Corridor



LEVEL 2

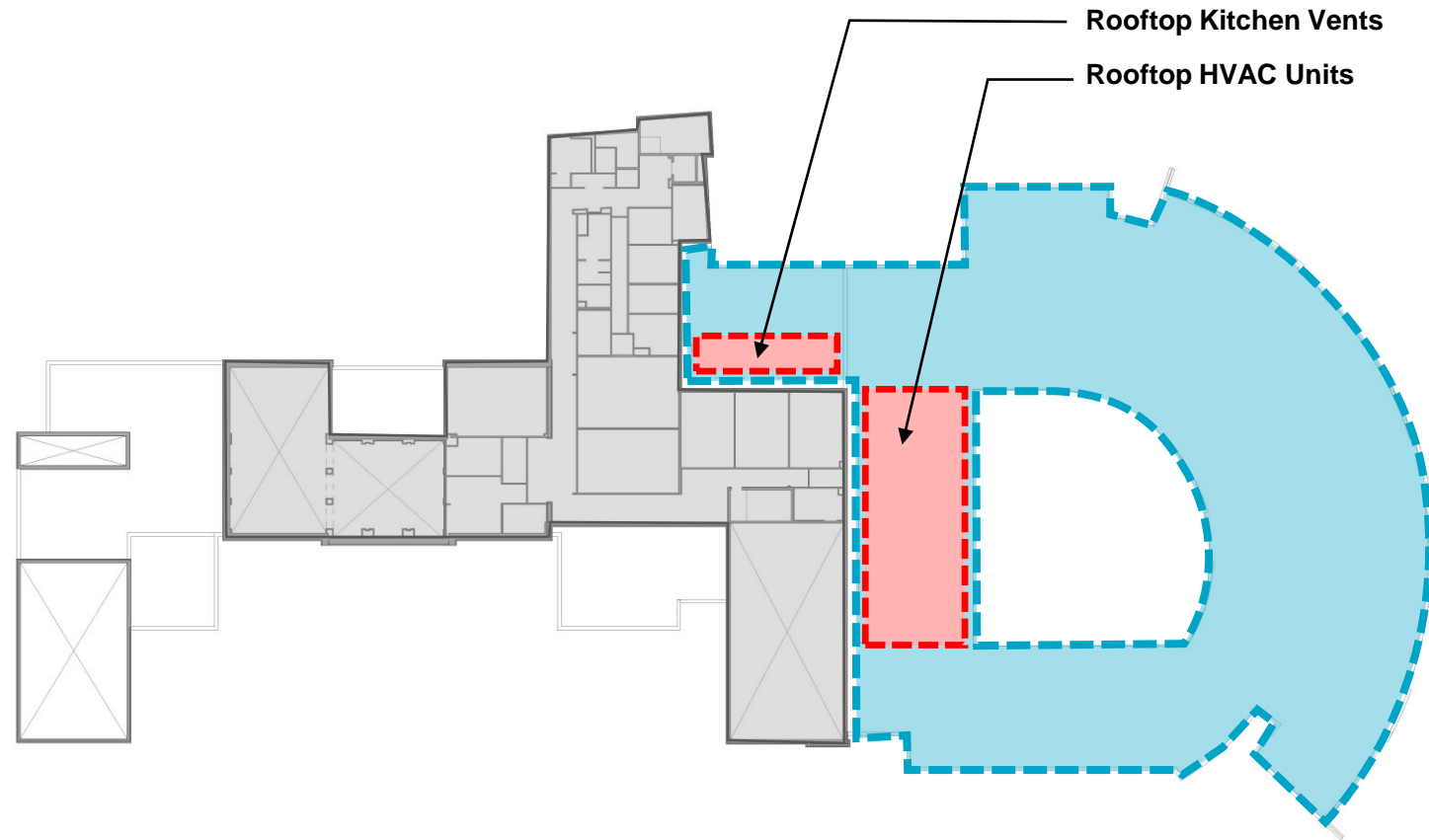


# EXISTING BUILDING LEVEL 2 EXPANSION

- Appears as though a portion of Level 1 structure sized to carry one additional level
- Existing rooftop units pose an obstacle for expansion

**KEY**

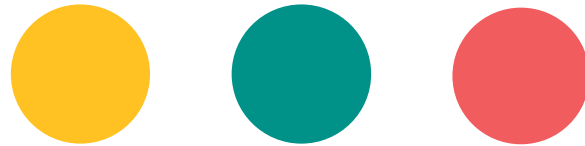
- Structure Sized for Second Story Addition?
- Rooftop units



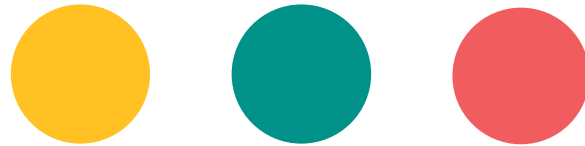
LEVEL 2



# 6. PUBLIC COMMENT



# 7. NEXT STEPS & ADJORN



## NEXT STEPS

1. Review Existing Conditions
2. Upcoming Meeting Dates:
  - Nov 15 - BLPC/PFRC
  - Nov 29 - BLPC

# ADJOURN

- For further information, please contact:

APS Project Manager

**Ajibola (Aji) Robinson PMP**

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*ajibola.robinson@apsva.us*

County Project Manager

**Nicole Boling**

703-228-3945

*nboling@arlingtonva.us*

- BLPC, PFRC, and Community Meeting dates are scheduled and posted on the APS project website: <https://www.apsva.us/design-and-construction/new-elementary-school-reed/>
- Provide feedback and comments:
  - To APS: [engage@apsva.us](mailto:engage@apsva.us)
  - To Arlington County: <https://commissions.arlingtonva.us/planning-commission/public-facilities-review-committee-pfrc/school-projects/walter-reed/>

# MEETING NOTES

## WHO'S HERE?

- WYCK • PLACE-MAKING
- CHIP •
- LAUREN • COMMUNITY
- SARAH • SUSTAINABILITY/  
STEWARDSHIP
- NORA • OPTIMAL LEARNING/  
OUTDOORS
- SUSAN • LIBRARY/SCHOOL
- SHEILA • BUILDING COMMUNITY
- MICHELLE • THE HEART OF COMM.
- MOLLY • WORK FOR STUDENTS &  
COMMUNITY

- CHRISTY • RETAIL & PARKING
- STACY • NEIGHBORHOOD SCHOOLS
- DORIS • ACCESSIBILITY-SITE & BLDG  
(MOST ACCESSIBLE IN U.S.)
- STEPHANIE • NEIGHBORHOOD SCHOOLS
- EILEEN • OPTIMAL LRN'G ENV.  
FOR ALL
- WENDY • THE LEARNER
- TANI •
- MICHAEL • PEDESTRIANS/BIKE
- TERRY • ALL OF ARLINGTON

- TODD • MULTI-USE FACILITY  
JOINT
- VANESSA • MY KIDS
- BILL • GOOD <sup>ELEM.</sup> SCHOOLS FOR ALL
- DAVID • NEIGHBORHOOD SCHOOL &  
CIVIC DESIGN EXCELLENCE
- DIANE • HEART & SOUL  
WIN-WIN FOR COMM. & SCHOOL
- MIKE • CIVIC ASSET
- BILL • OUTDOOR SPACES -  
COUNTY PARKS/REC

# MEETING NOTES

## WHO'S HERE?

STEVE • INCLUSIVE

JIM • COMP. PLAN / CONTEXT

JULIE • FUTURE OF SCHOOLS

HANNA • STUDENT PERSPECTIVE

JIM • BALANCE CREATIVITY & PRACTICALITY

## QUESTIONS?

- PPRC/BLPC DECISION-MAKING?
- ACCESSIBILITY ASSESSMENT?
- IS BUDGET REALISTIC @ \$36M
- TRAFFIC IMPACTS/MITIGATION
- UTILITIES (UNDERGROUND?)
- HOW ARE WE BETTER NEIGHBORS TO RETAIL?
- WHO PLAYS THE N.I.B. CARD?

TRANSPORTATION • METRO BUS 2A

N. I. B.  
(NOT IN BUDGET)