

# NEW ELEMENTARY SCHOOL

REED SITE, ARLINGTON PUBLIC SCHOOLS

CONCEPT DESIGN



VMDO

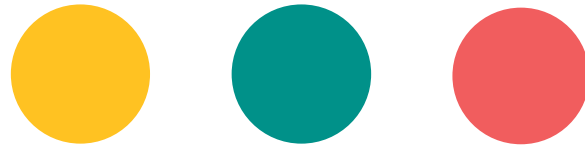


# **BLPC + PFRC JOINT MEETING**

BUILDING LEVEL PLANNING COMMITTEE  
PUBLIC FACILITIES REVIEW COMMITTEE

- 1. Welcome / Opening remarks**
- 2. Updates and Review of last meeting**
- 3. Goal setting activity**
- 4. Workshop Prep (what you need to know)**
- 5. Site Planning Workshop**
- 6. Group Presentations + Scheme Preferences**
- 7. Next Steps & Adjourn**

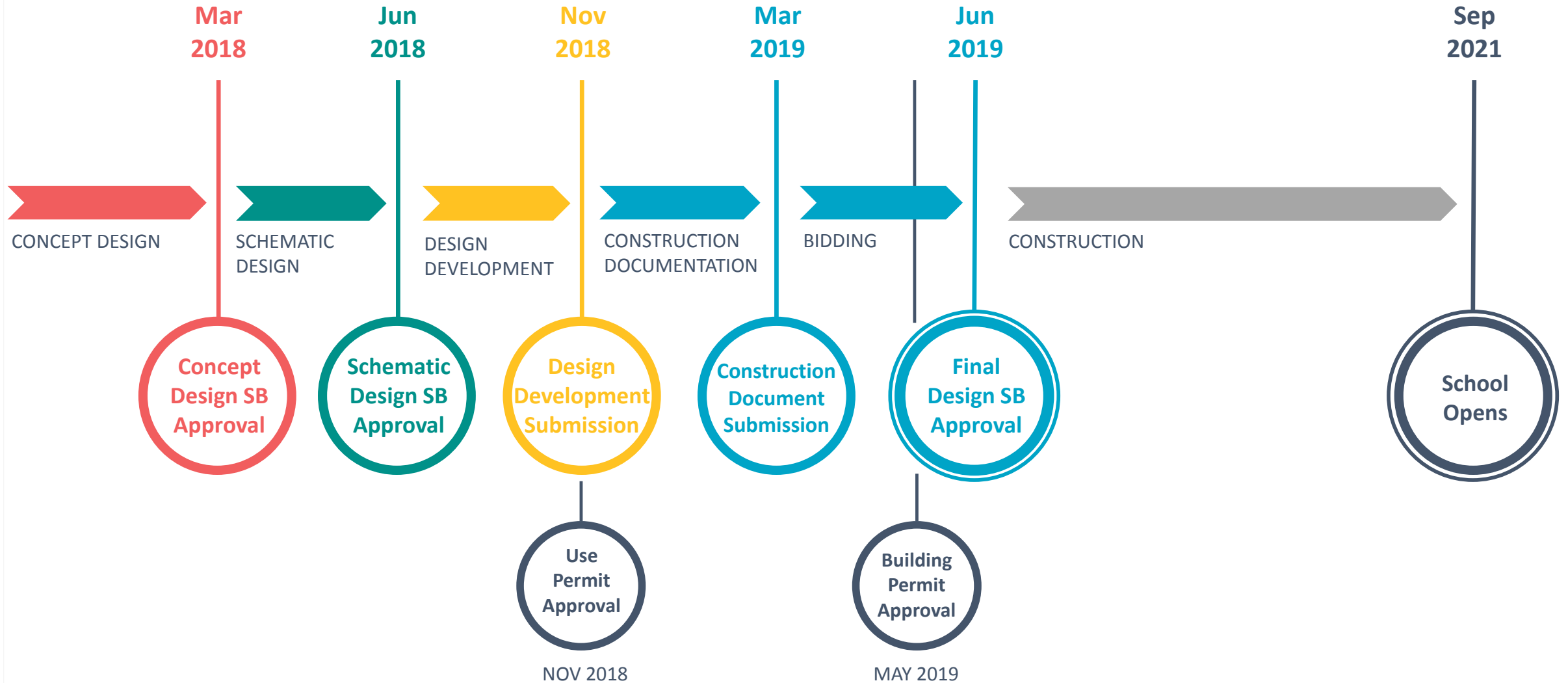
# 1. UPDATES & REVIEW



# PROJECT PARAMETERS

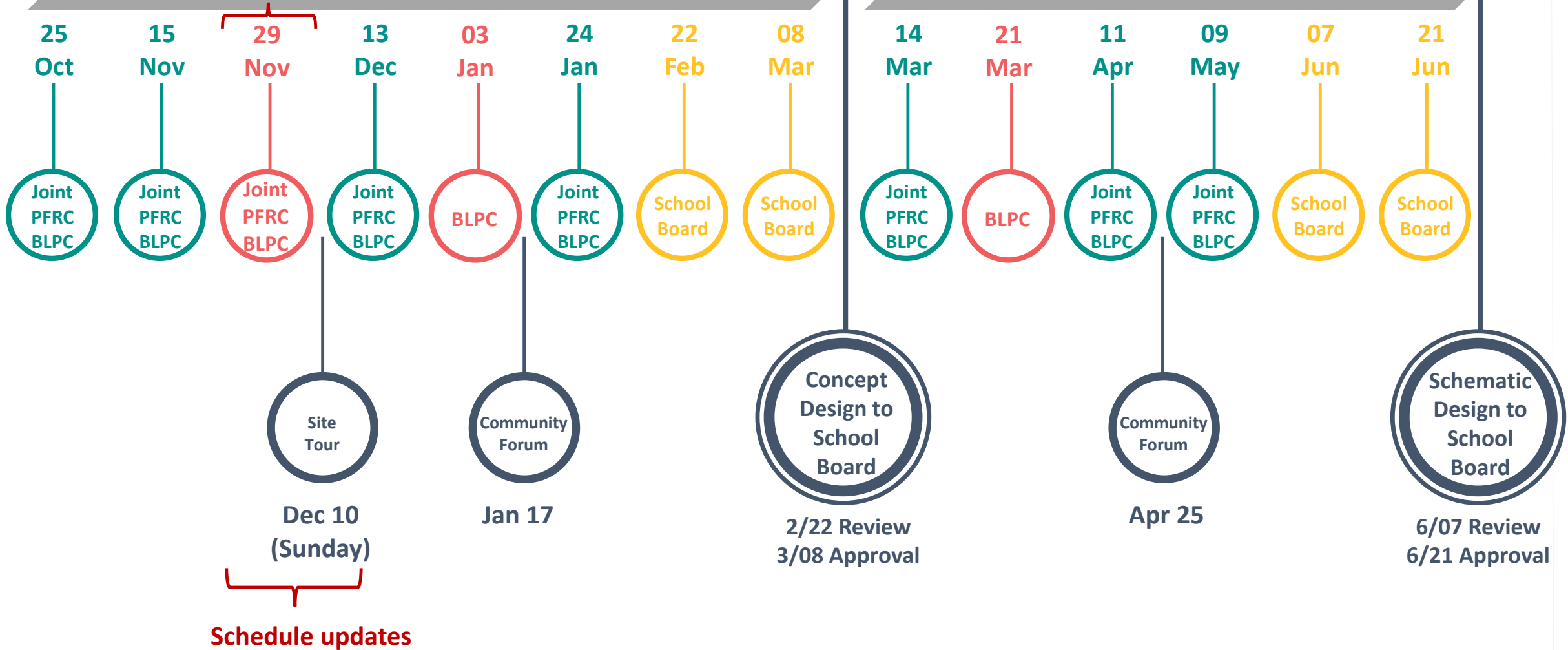
1. Create a **new neighborhood elementary school** with an attendance zone
2. Support APS Strategic Plan Goals, specifically **Goal #4 – Provide Optimal Learning Environments**
3. Address capacity by providing at least **725 seats**
4. Open by start of school **2021**
5. Spend a maximum project cost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

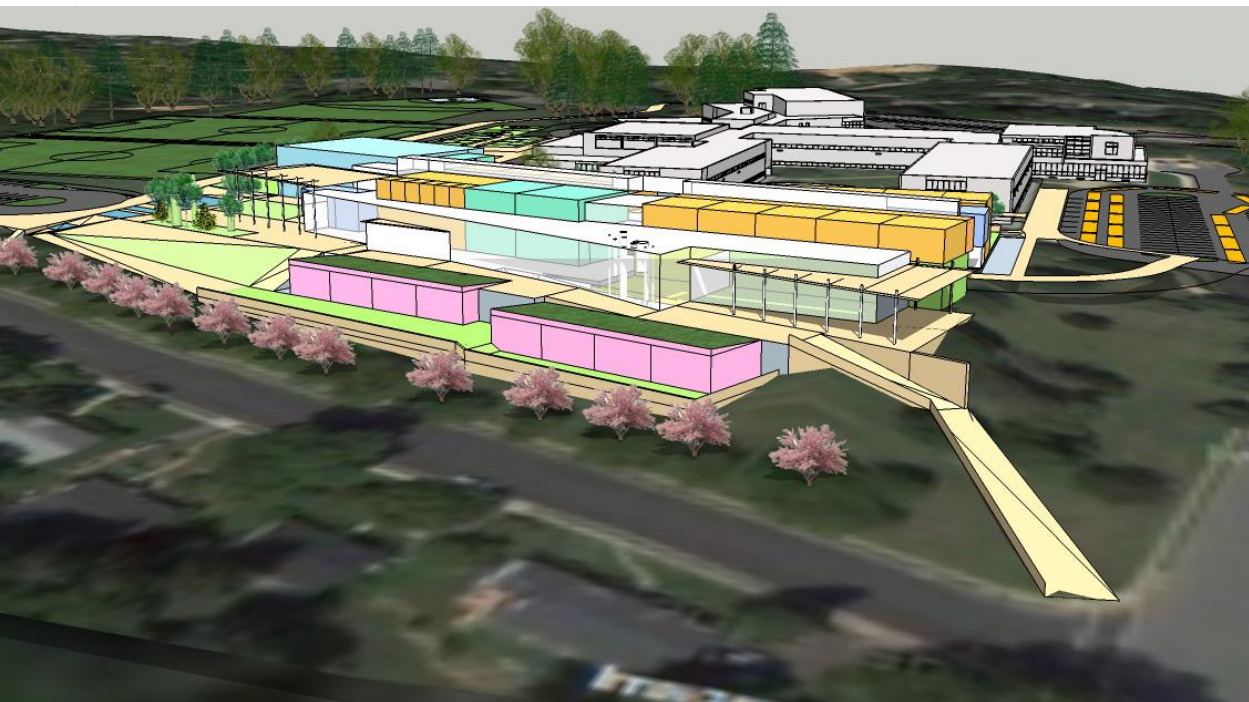




CONCEPT DESIGN

SCHEMATIC DESIGN





Discovery Elementary: Approved Concept Design,  
early Feb 2013



Discovery Elementary: Approved Schematic Design,  
late May 2013





Fleet Elementary: Approved Concept Design,  
late June 2016

Fleet Elementary: Approved Schematic Design,  
late Sept 2016



# 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)



# CRITICAL ISSUES

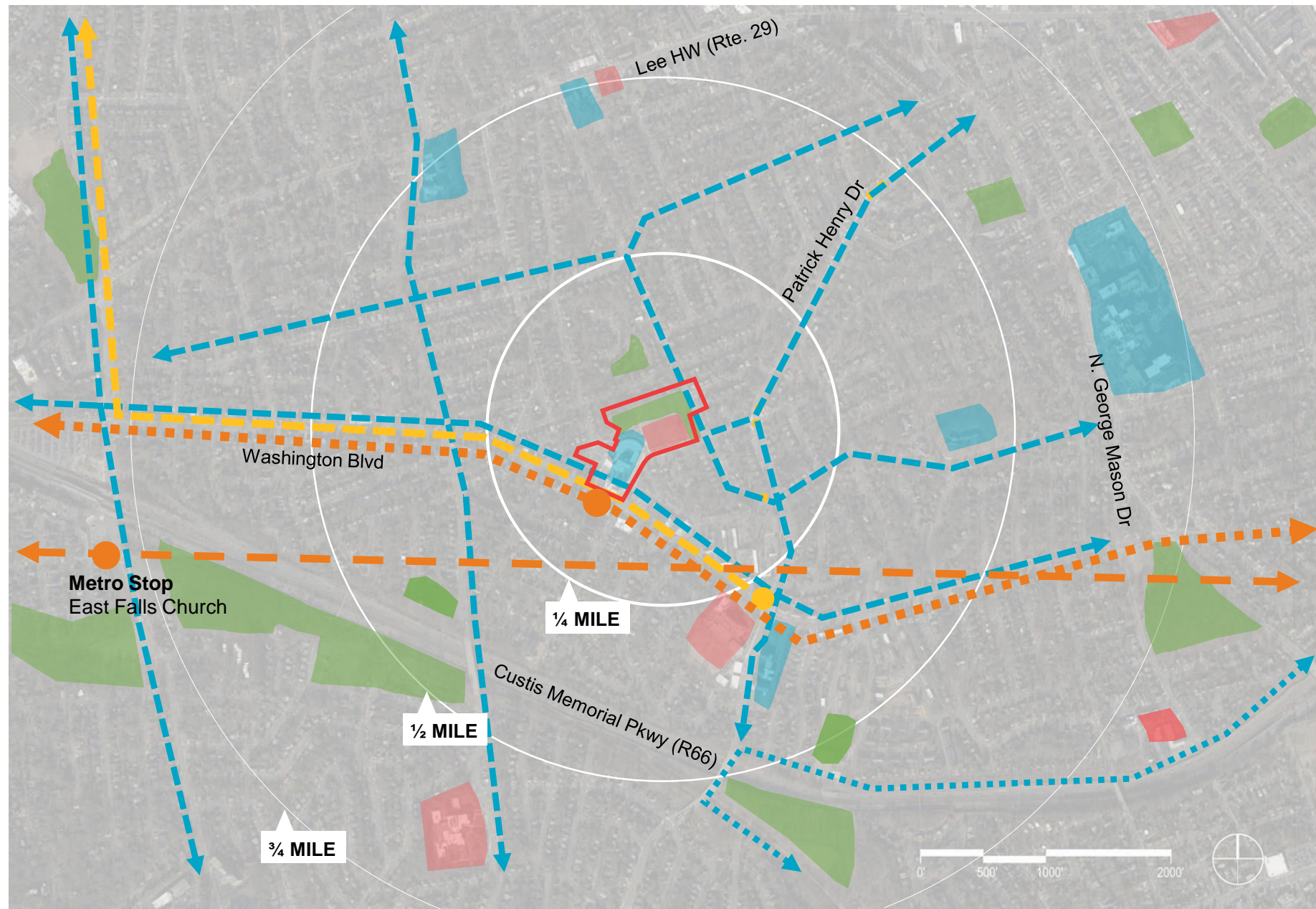


# EXPANDED CONTEXT

- Only 1 bus route nearby
- Not well-connected via public transportation

**KEY**

- School
- Green Space
- Civic
- Bus Route
- ⋯ Metro Bus 2A
- Orange Metro Line & Stop
- ⋯ Bicycle Routes
- ⋯ Arlington Loop





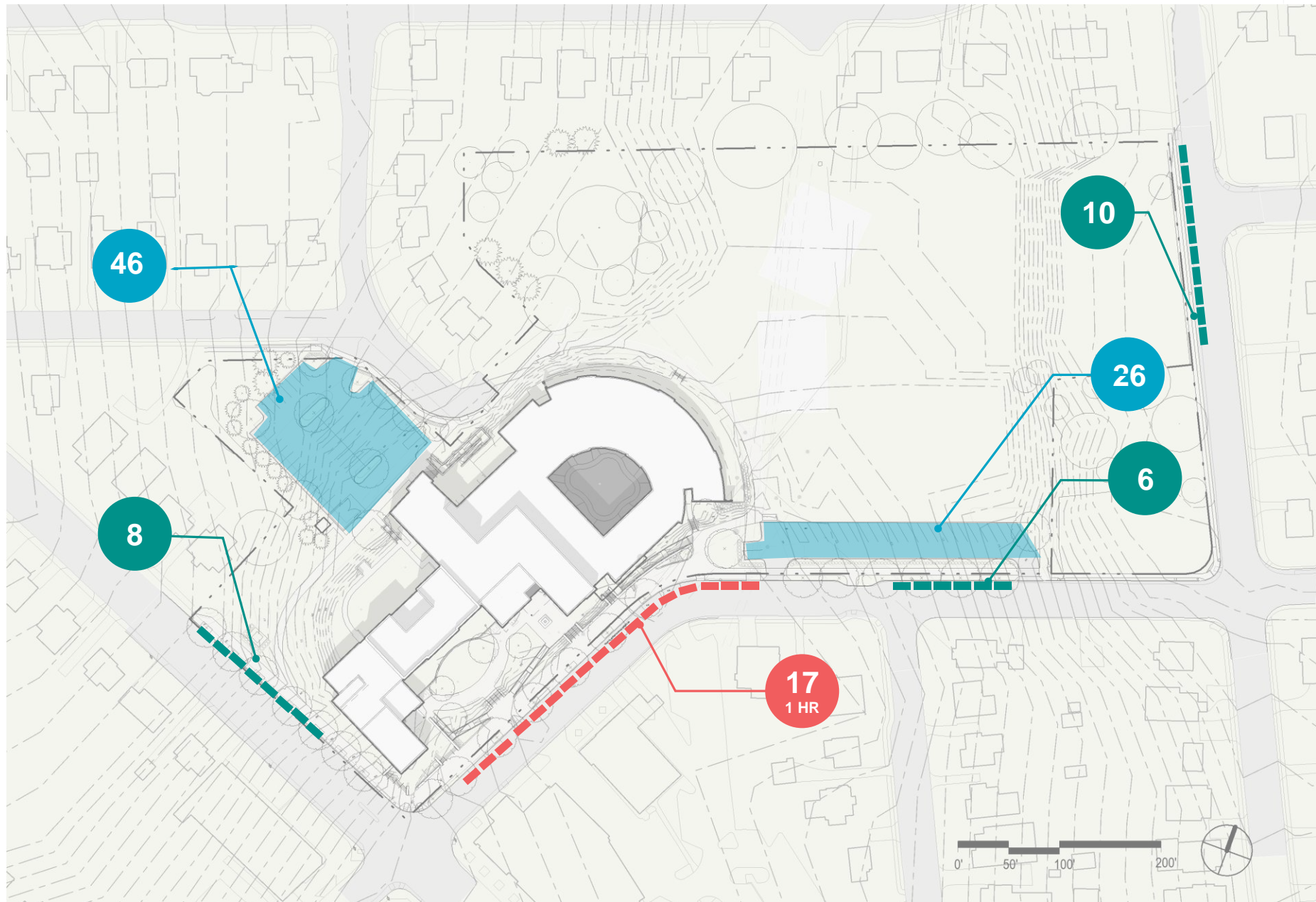
# EXISTING PARKING

**113** TOTAL SPACES

**72** EXISTING ON-SITE SPACES  
**PERMANENT**

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

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





# EXISTING PARKING

INCLUDING SPACES ADJACENT TO CORNER PARK (AC Property)

129

TOTAL SPACES

72

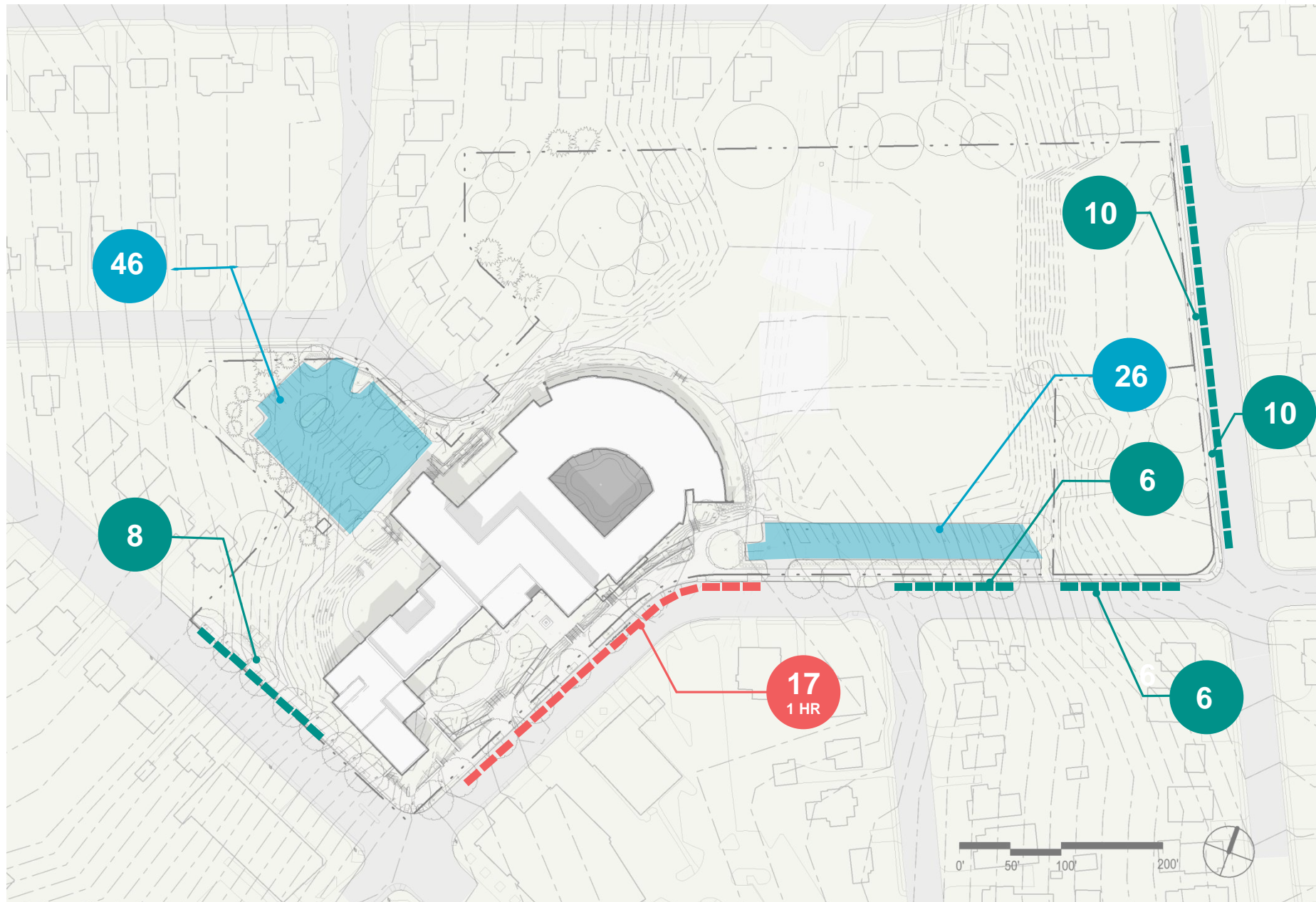
EXISTING ON-SITE SPACES  
PERMANENT

40

SPACES ON-STREET  
ALL-DAY

17

SPACES ON-STREET  
1 HR



# REQUIRED PARKING BY ZONING

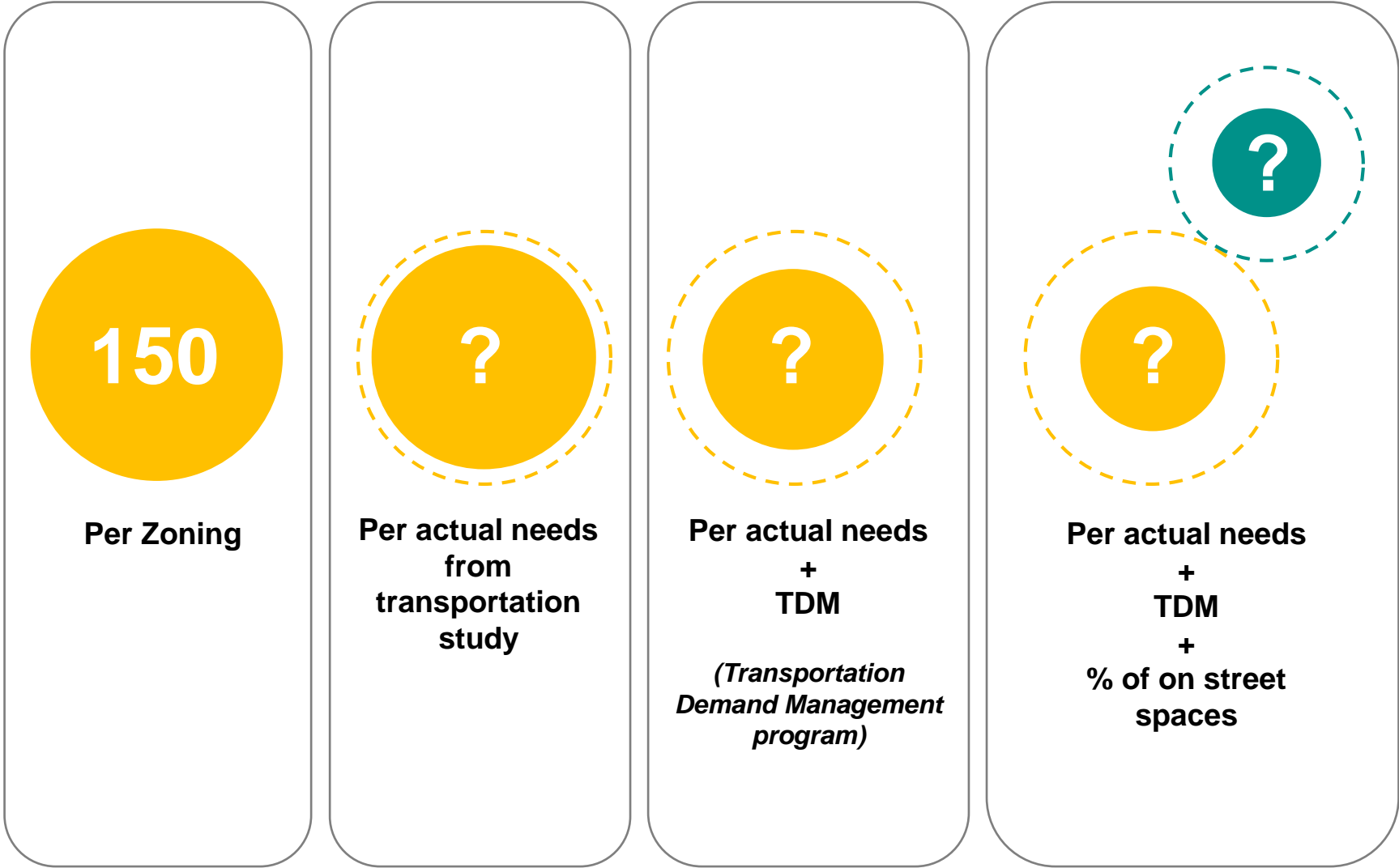
**150** TOTAL  
REQUIRED  
SPACES

<p><b>116</b> SCHOOL SPOTS</p>	<p>{</p>	<p><b>19</b> VISITOR SPACES</p>	=	<p><b>725</b> STUDENTS</p>	/	<p><b>40</b> STUDENTS/SPACE</p>
		<p>+</p> <p><b>97</b> STAFF SPACES</p>	=	<p><b>725</b> STUDENTS</p>	/	<p><b>7.5</b> STUDENTS/SPACE</p>
<p><b>34</b> LIBRARY SPOTS</p>	<p>{</p>	<p><b>34</b> SPACES</p>	=	<p><b>16,750 SF</b> TOTAL AREA OF LIBRARY</p>	/	<p><b>500 SF</b> PER SPACE</p>




# HOW DO WE REACH THE ACTUAL NUMBER OF ON-SITE SPOTS THAT SHOULD BE PROVIDED?

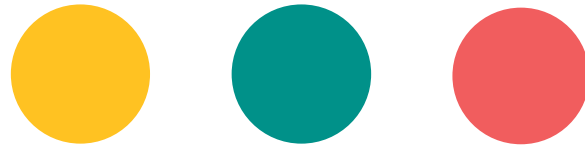
MOST ←-----→ LEAST



**KEY**

-  On-Site Spaces
-  On-Street Spaces

# MUST DO, COULD DO, WOULD DO





## **MUST DO**

Scope that is fundamental to the core mission of the project or required by code

*An accessible neighborhood school for 725 students*

## **SHOULD DO**

Scope that benefits the project & should be accomplished, but might be limited by budget or schedule

*Solar panel array / extensive renovations to existing building*

## **WOULD DO**

Scope not fundamental to the core mission, but would benefit project / community if budget allowed

*Undergrounding utilities*

## MUST DO

NEIGHBORHOOD SCHOOL FOR 725	•
STAY IN BUDGET	•••••
STAY ON SCHEDULE	••
SUFFICIENT PARKING	••••••••••
LEARNER FOCUSED	••••••••••
EFFECTIVE SITE CIRCULATION	•••••
PEDESTRIAN FRIENDLY	••

## MUST DO (CONT.)

FULL COMPLIANCE W/ ADA BLDG & SITE	••
TREE CANOPY PRESERVATION/ REPLACEMENT	•••••
MAINTAIN LIBRARY OPERATIONS	
PRESERVE THE FARMER MARKETS	••
ACCESSIBLE FURN. & EQUIP. & TECHNOLOGY	••
TEACHER FRIENDLY	•••••

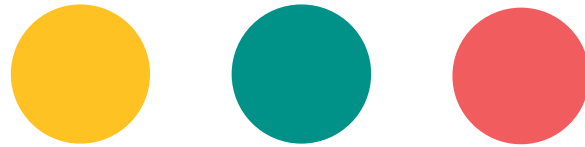
## SHOULD DO

MAINTAIN GREEN SPACE	••••••••••
MULTI-USE FACILITY	••••••••••
UNIVERSAL DESIGN	•
LEED GOLD (PLATINUM?)	•
AESTHETICALLY PLEASING	••
ADEQUATE CLASSROOM STORAGE	
OPTIMAL INTERIOR CIRCULATION	•••
BUILD IN FLEXIBILITY	••••••••••

## WOULD DO

IMPROVE CIVIC COMMUNITY	•••••
BATHROOMS FOR OUTSIDE PROGRAMS	•••••
COVERED BIKE PARKING	••
NET-ZERO ENERGY	••
"BEST" PLAYGROUND	•••••
ENHANCE COUNTY LIBRARY	•
ACCESS TO WATER	
THOUGHTFUL PLACEMENT OF FLEXIBLE LEARNING AREAS	•••••

# WORKSHOP





# WORKSHOP PLAN

Each of the (6) Groups of 8-10 people has the following:

- Facilitator
- Site context at 1"=50'
- Site model at 1"=50'
- Planning elements at 1"=50'
- Miscellaneous tools and supplies
- A presentation outline

Design the site using all planning elements. Locate the building in the area assigned to your team.

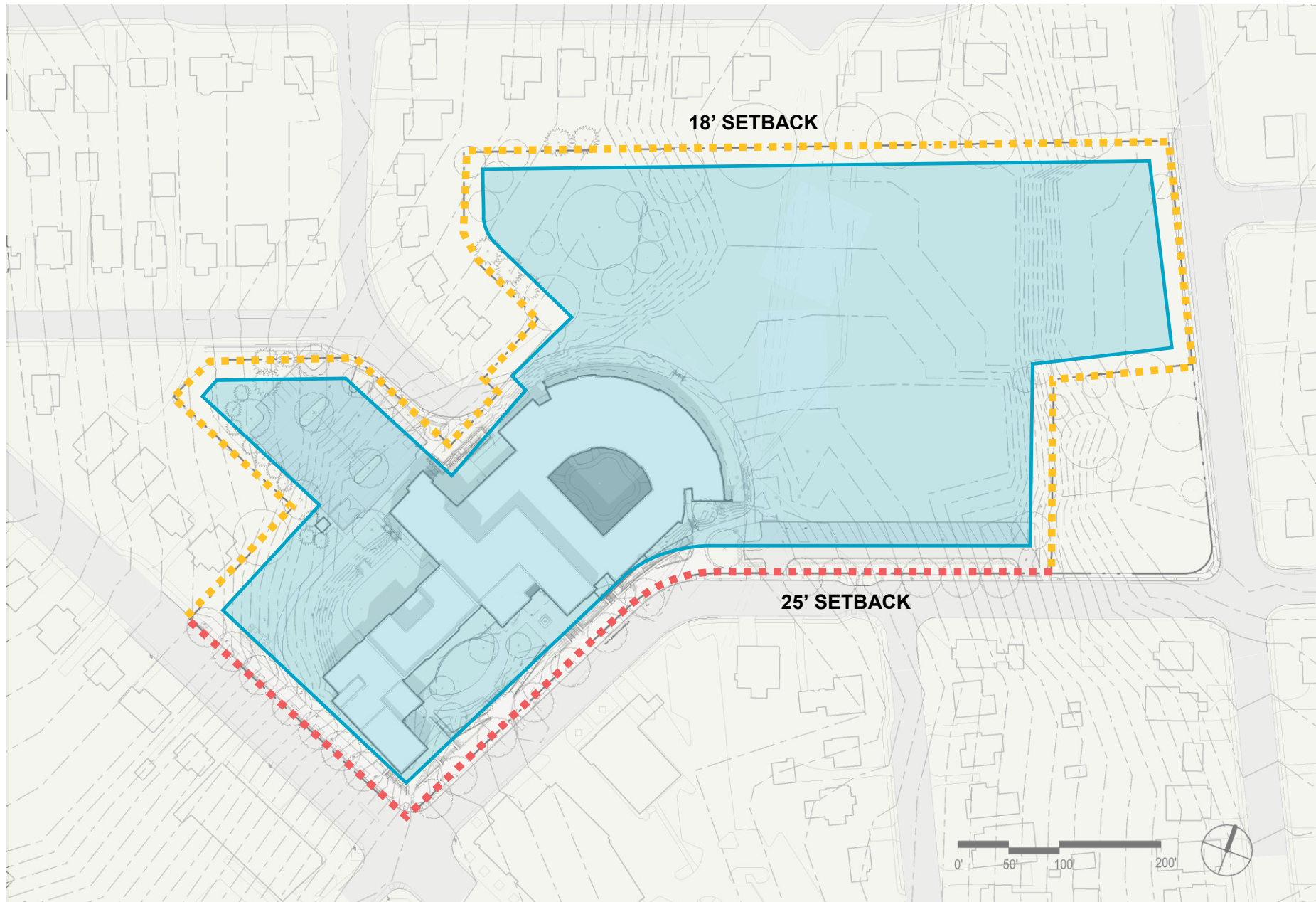
# TAKE A POSITION AND BE READY TO PRESENT

1. Does this scheme propose an addition to the existing building?
2. What is the relationship between this scheme and the County Park?
3. How do busses, cars, service vehicles and pedestrians circulate in and around the site?
4. How does this scheme address parking (# of spaces, on-site/off-site, etc.)?
5. Does this scheme require relocation of major utilities?
6. Where and how does the scheme address stormwater?
7. How does this scheme provide community access to school project amenities?
8. What are the major challenges of this scheme?
9. What are the greatest benefits of this scheme?

# SITE SETBACKS

## KEY



- 18' Setback
- 25' Setback

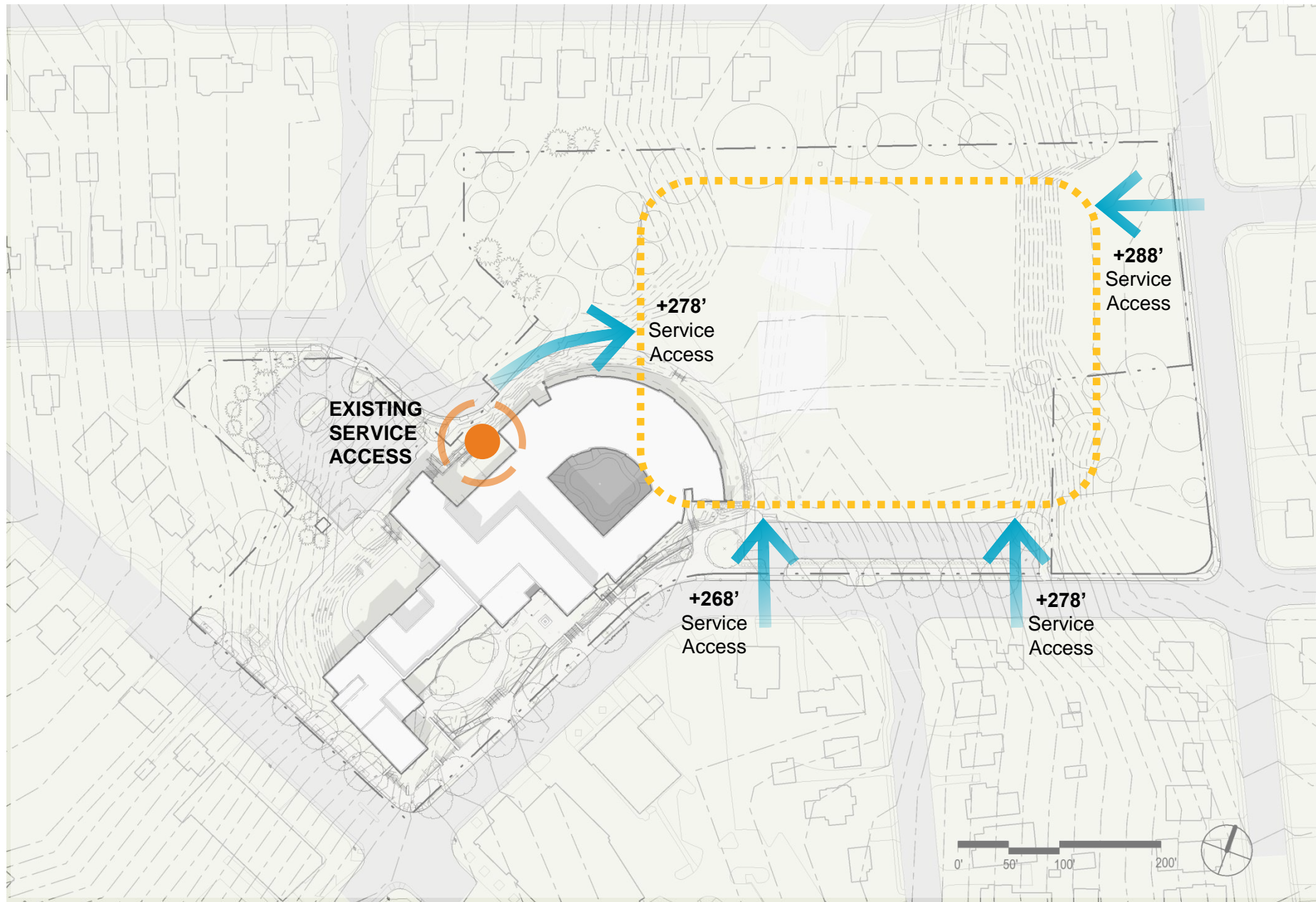




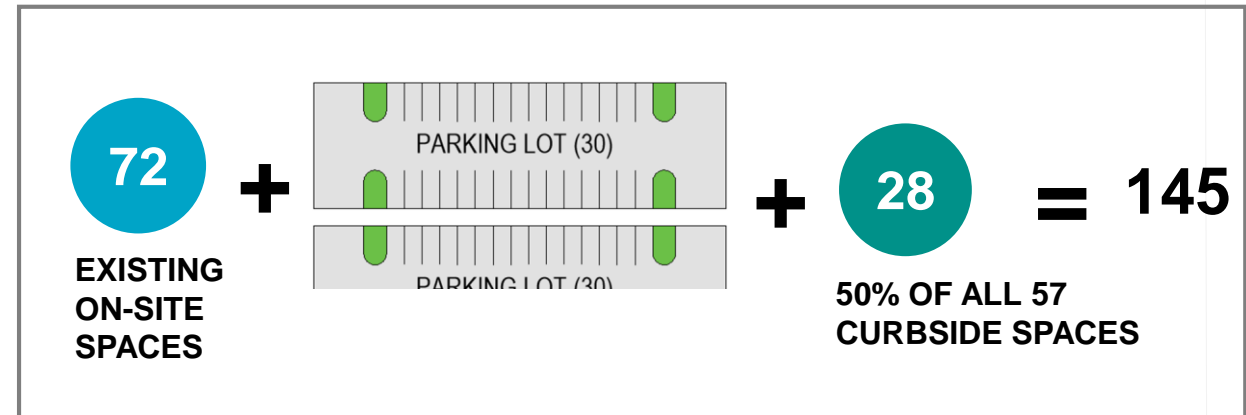
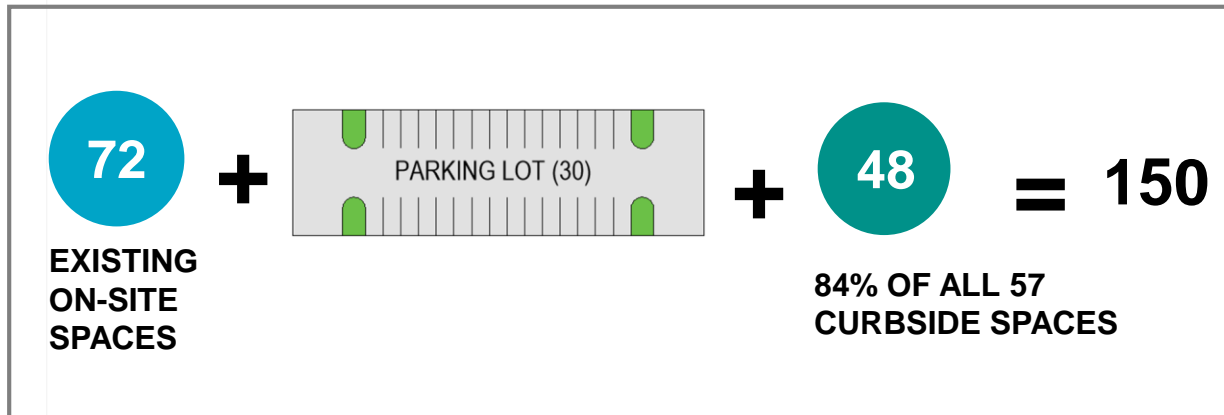
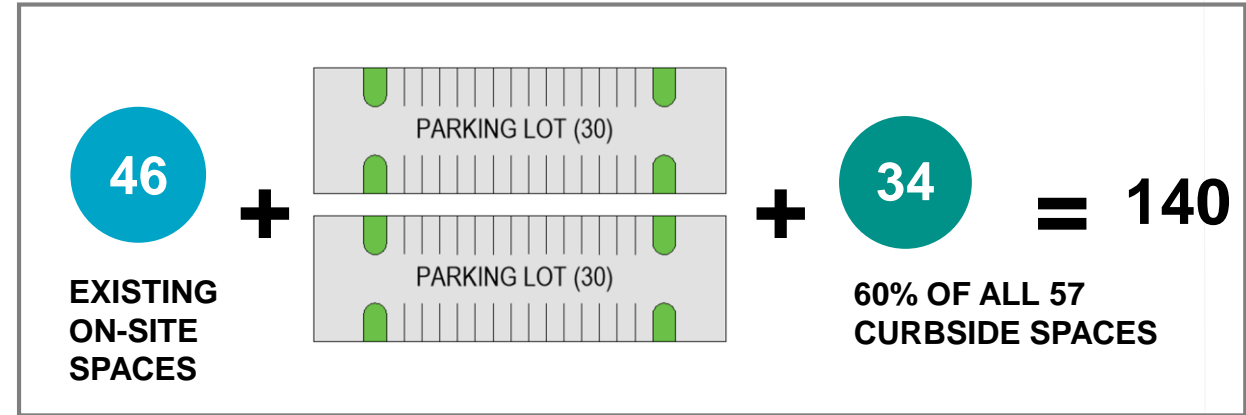
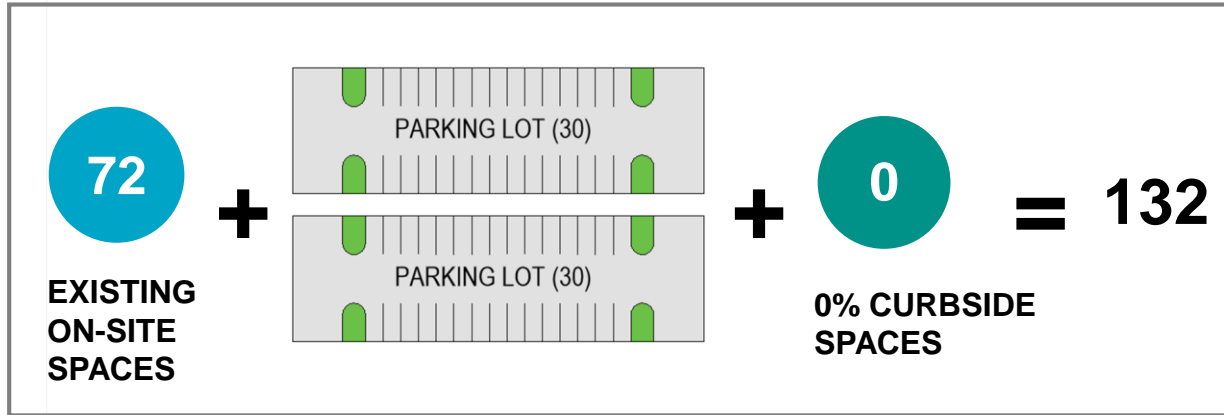
# POTENTIAL SERVICE LOCATIONS

**KEY**

-  Potential Building Site Location
-  Potential Points of Service Access



# EACH GROUP IS TO PROVIDE BETWEEN 150 AND 130 TOTAL SPACES





# POTENTIAL BUILDING LOCATIONS

- Group 1A – no upper level addition to existing building
- Group 1B – upper level addition to existing building (2 grade levels)





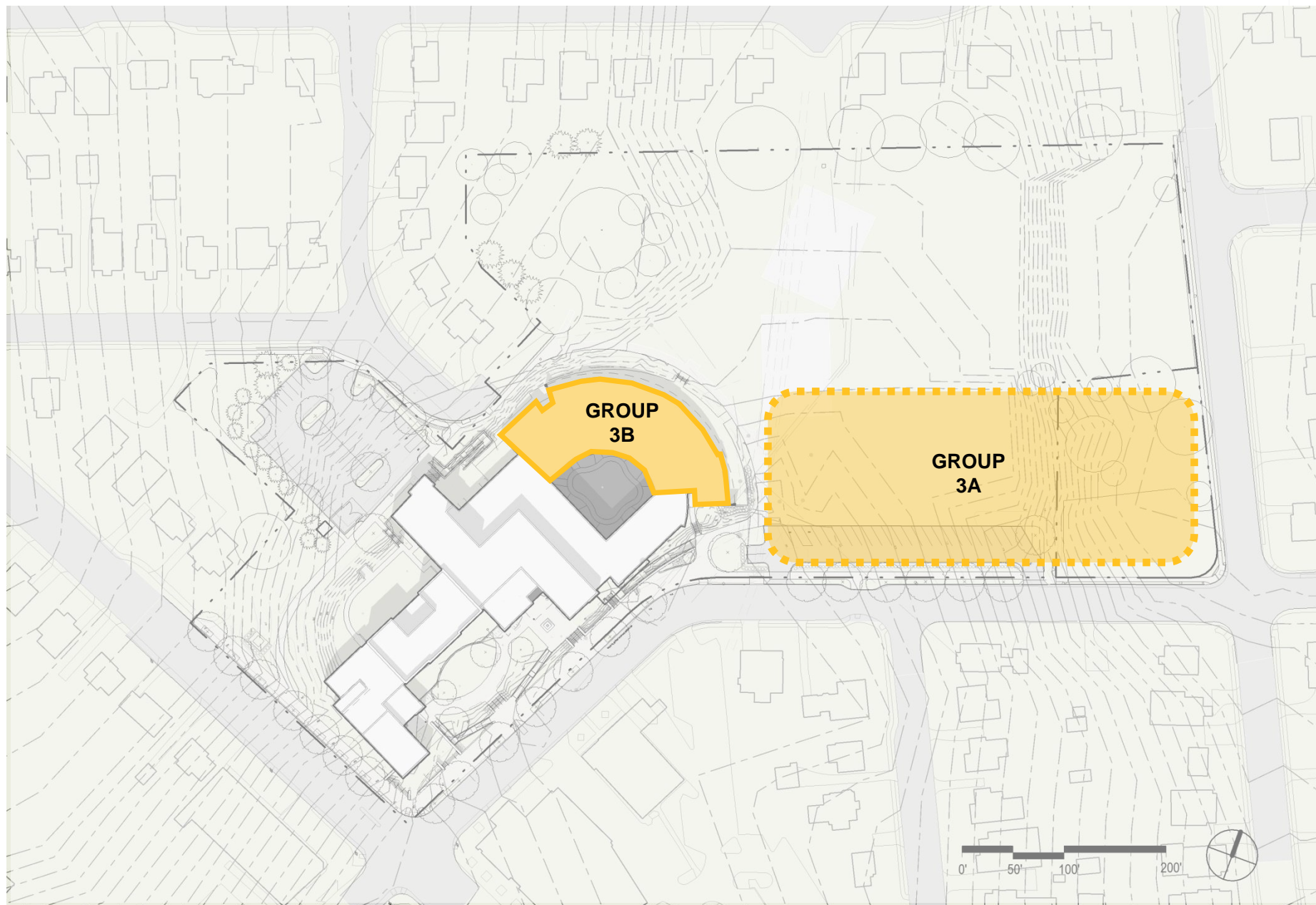
# POTENTIAL BUILDING LOCATIONS

- Group 2A – no upper level addition to existing building
- Group 2B – upper level addition to existing building (2 grade levels)



# POTENTIAL BUILDING LOCATIONS

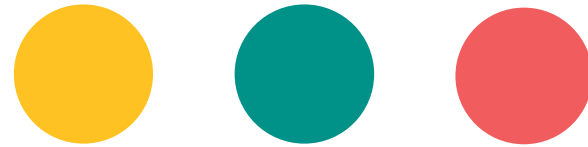
- Group 3A – no upper level addition to existing building
- Group 3B – upper level addition to existing building (2 grade levels)



**25 MINUTES...**



# VALUE ENGINEERING



## ELIMINATE **5%** OF THE PROJECT SCOPE (+/- \$2M)

### PICK ONE:

- PV array
- Structured Parking (provide parking elsewhere)
- No improvements to the existing building (move in as-is)
- Half gym (vs. full gym) (**counts as half**)
- Very minimal site improvements
- All new surface parking (**counts as half**)
- Program reduction (Art on a cart, Music on the stage, fewer classrooms, etc.)
- Other?

## ELIMINATE **ANOTHER 5%** OF THE PROJECT SCOPE (+/- \$4M)

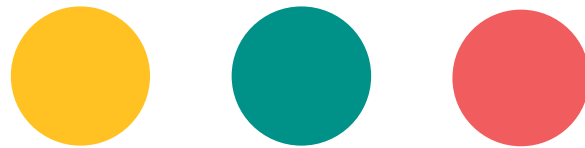
### PICK MORE THAN ONE:

- PV array
- Structured Parking (provide parking elsewhere) **(counts as two)**
- No improvements to the existing building (move in as-is)
- Half gym (vs. full gym) **(counts as half)**
- Very minimal site improvements
- All new surface parking **(counts as half)**
- Program reduction (Art on a cart, Music on the stage, fewer classrooms, etc.)
- Other?



# 10 MINUTES...

# BREAK



**5 MINUTES (x6)...**





# POTENTIAL BUILDING LOCATIONS

## **Group 1A: (Center of Site)**

Facilitator: Rob Winstead  
Tani Vaughn, BLPC  
Jim Lantelme, PFRC  
Ed Hilz, PFRC  
Michael O'Malley, BLPC/PFRC  
Shelia Leonard, BLPC  
Laura Reardon, BLPC  
Hamna Shariq, BLPC

## **Group 1B: (Center of Site with addition)**

Facilitator: Scott Delgado w/ Aji Robinson  
Stephen Hughes, PFRC  
Kristen Bartholomew, BLPC  
Michael Grace, PFRC  
Michelle Heji, BLPC  
David Goodman, BLPC  
Susan McCarthy, BLPC  
James Lander, BLPC

## **Group 2A: (Back of Site)**

Facilitator: Joey Laughlin  
James Schroll, PFRC  
Eileen Wentzel, BLPC  
Doris Ray, PFRC  
Vanessa Guest, BLPC  
Michael Perkins, PFRC  
Kristy Peterkin, PFRC  
Fraset Kadera, BLPC

## **Group 2B: (Back of Site with addition)**

Facilitator: Ben Burgin  
Jim Meikle, BLPC  
Emily Childress, BLPC  
Jessica Skerritt, PFRC  
Teri Prell, PFRC  
Diane Hasselman, BLPC/PFRC  
Stacy Rosental, BLPC  
Bill Braswell, BLPC

## **Group 3A: (Front of Site)**

Facilitator: John Meaney  
Hans Bauman, BLPC  
Wendy Pitch, BLPC  
Stephen Baker, PFRC  
Jeffrey Certosimo, PFRC  
Molly Ketcham, BLPC/PFRC  
Julie Pandya, BLPC

## **Group 3B: (Front of Site with addition)**

Facilitator: Jeff Chambers  
Heather Hurley, BLPC  
Todd McCracken, PFRC  
Chris Forinash, PFRC  
Stephanie Talton, BLPC  
Rob Swennes, PFRC  
Miles Mason, BLPC  
John Vihstadt, PFRC



**GROUP 1A**

PLACE BUILDING IN THIS AREA

- Does this scheme propose an addition to the existing building?  
*A Added, but not on top.*
- What is the relationship between this scheme and the County Park?  
*County park is nearby.*
- How do buses, cars, service vehicles and pedestrians circulate in/around the site?  
*Buses use N McKinley parking lot. Pedestrians use for bus stop area on McKinley. Biking on McKinley/Longfellow during drop-off times.*
- How does this scheme address parking (# of spaces, on-site/off-site, etc.)?  
*Add 4 to existing McKinley Rd, 30 spaces behind library off Washington Blvd. Thus 34 additional spaces.*
- Does this scheme require relocation of major utilities?  
*Possibly unless building run "under" sewer.*
- Where and how does the scheme address stormwater?  
*water management facility, play field, 20 solar panels, when not in use as a green roof.*
- How does this scheme provide community access to school project amenities?  
*Yes, also additional walking.*
- What are the major challenges of this scheme?  
*Space and parking issues.*
- What are the greatest benefits of this scheme?  
*Preserves most open space and keeps walking school and library in use.*

**BUILDING PROGRAM PIECES**

- FULL GYM
- HALF GYM
- (2) GRADE LEVELS

**SITE PROGRAM PIECES**

- PRE-K PLAYGROUND
- 1-2 PLAYGROUND
- PV PANELS
- SCHOOL GARDEN
- OUTDR CLSRM

**EXISTING SITE ELEMENTS**

- SCHOOL BUSES
- BASEBALL FIELD



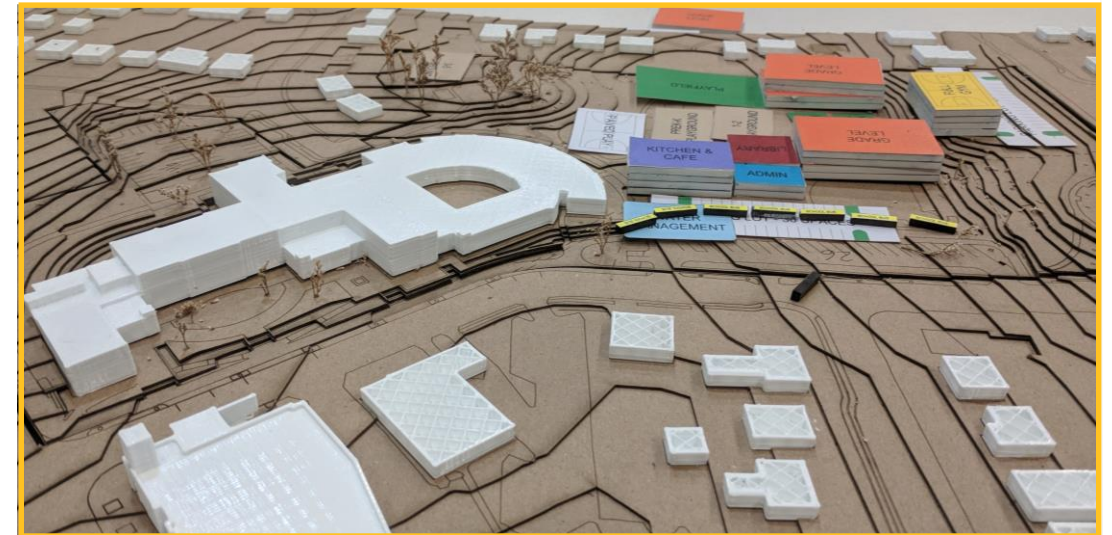
# VOTES (DOTS) = 5







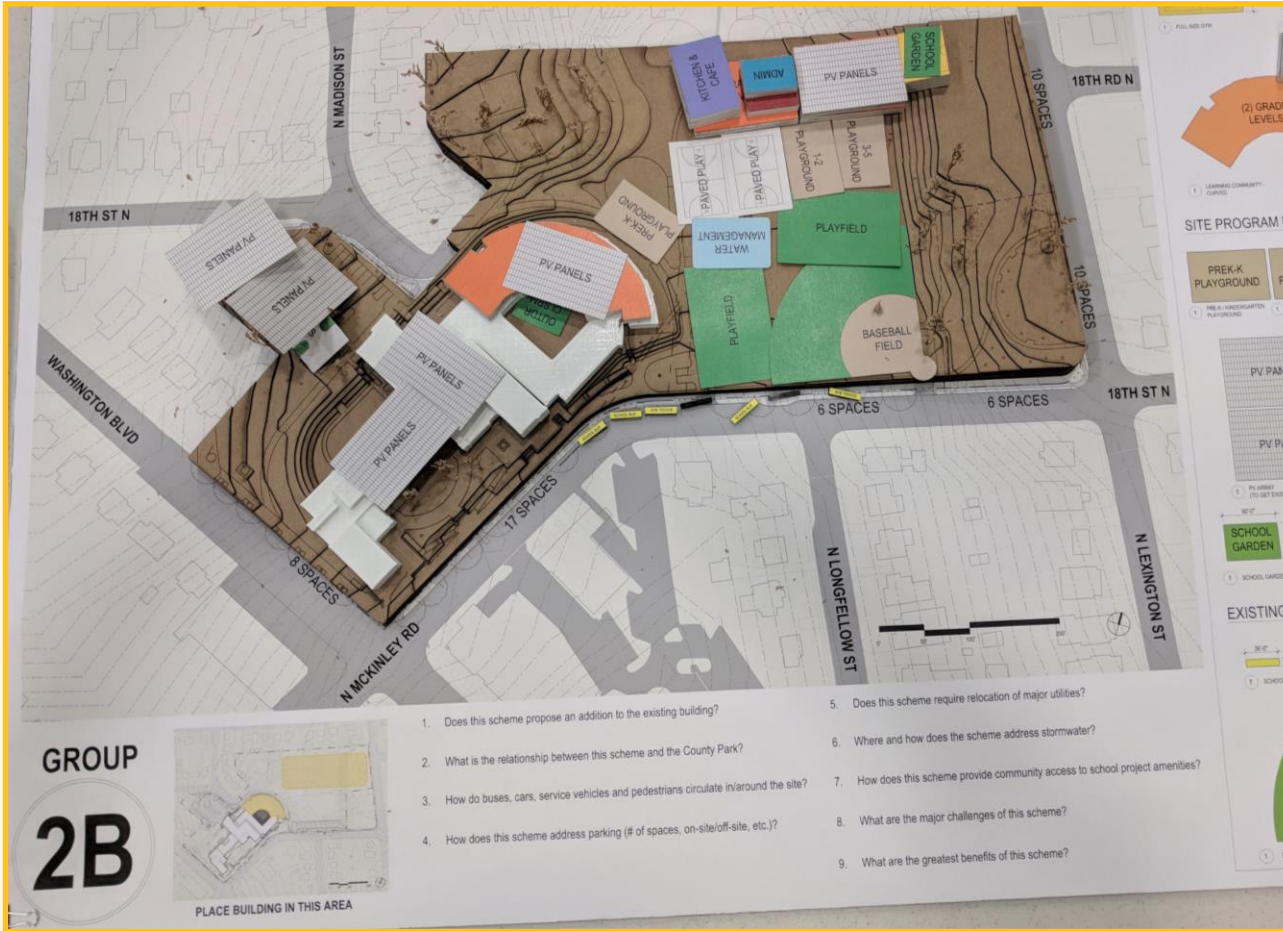




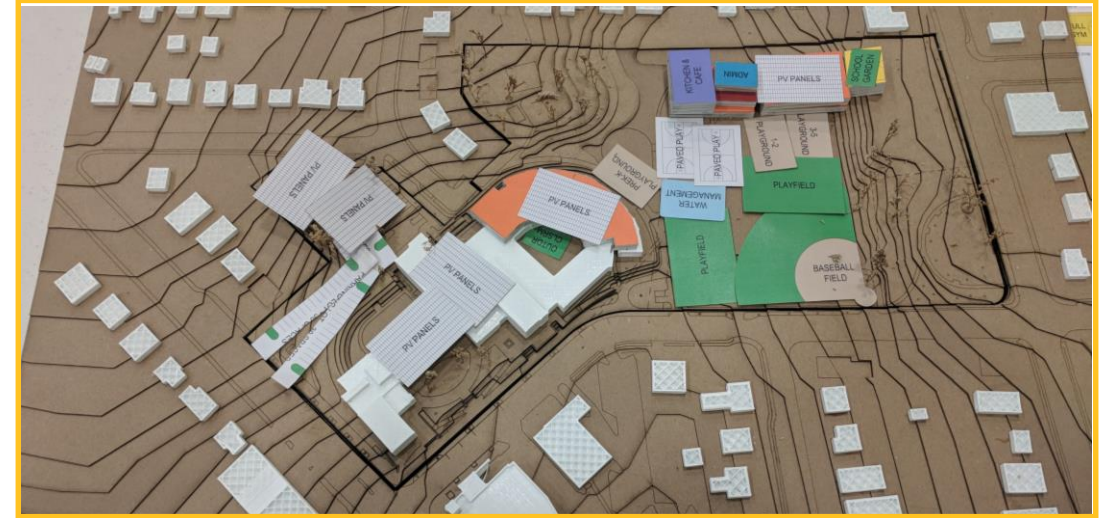
# VOTES (DOTS) = 0

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9. What are the greatest benefits of this scheme?





# VOTES (DOTS) = 0







**GROUP**  
**3A**

1. Does this scheme propose an addition to the existing building?
2. What is the relationship between this scheme and the County Park?
3. How do buses, cars, service vehicles and pedestrians circulate in/around the site?
4. How does this scheme address parking (# of spaces, on-site/off-site, etc.)?
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**# VOTES (DOTS) = 1**



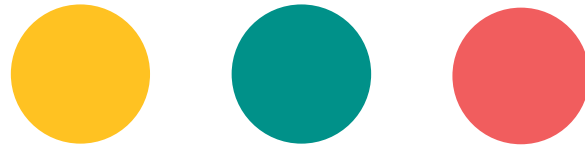


**# VOTES (DOTS) = 6**

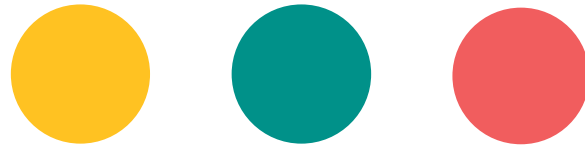
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# Preferred Future + Results & Comments



# 7. NEXT STEPS & ADJORN



## NEXT STEPS

1. Continue survey of existing conditions
2. VMDO to produce 3 options for review
3. Upcoming Meeting Dates:
  - Nov 29 – PFRC / BLPC (Wednesday)
  - Dec 10 – Site Walk (Sunday)
  - Dec 13 – PFRC / BLPC (Wednesday)

*VMDO attempting to provide order-of-magnitude pricing at 12/13 meeting*

# ADJOURN

- For further information, please contact:

APS Project Manager

**Ajibola (Aji) Robinson PMP**

703-228-7738

*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/>




















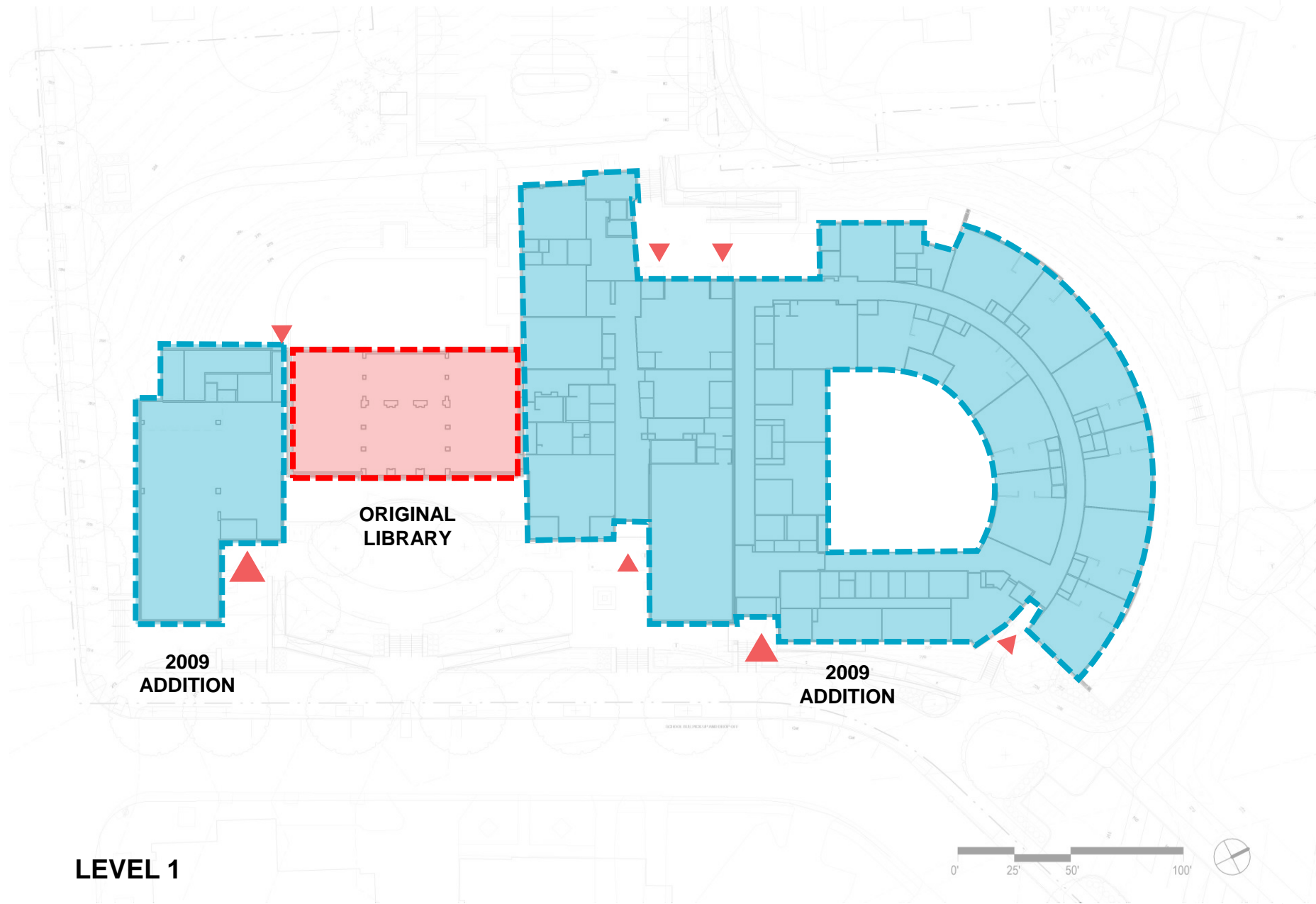


# EXISTING BUILDING LEVEL 1

- Original Library with 2009 Addition

**KEY**

-  Original Library
-  2009 Addition
-  Entrance



LEVEL 1



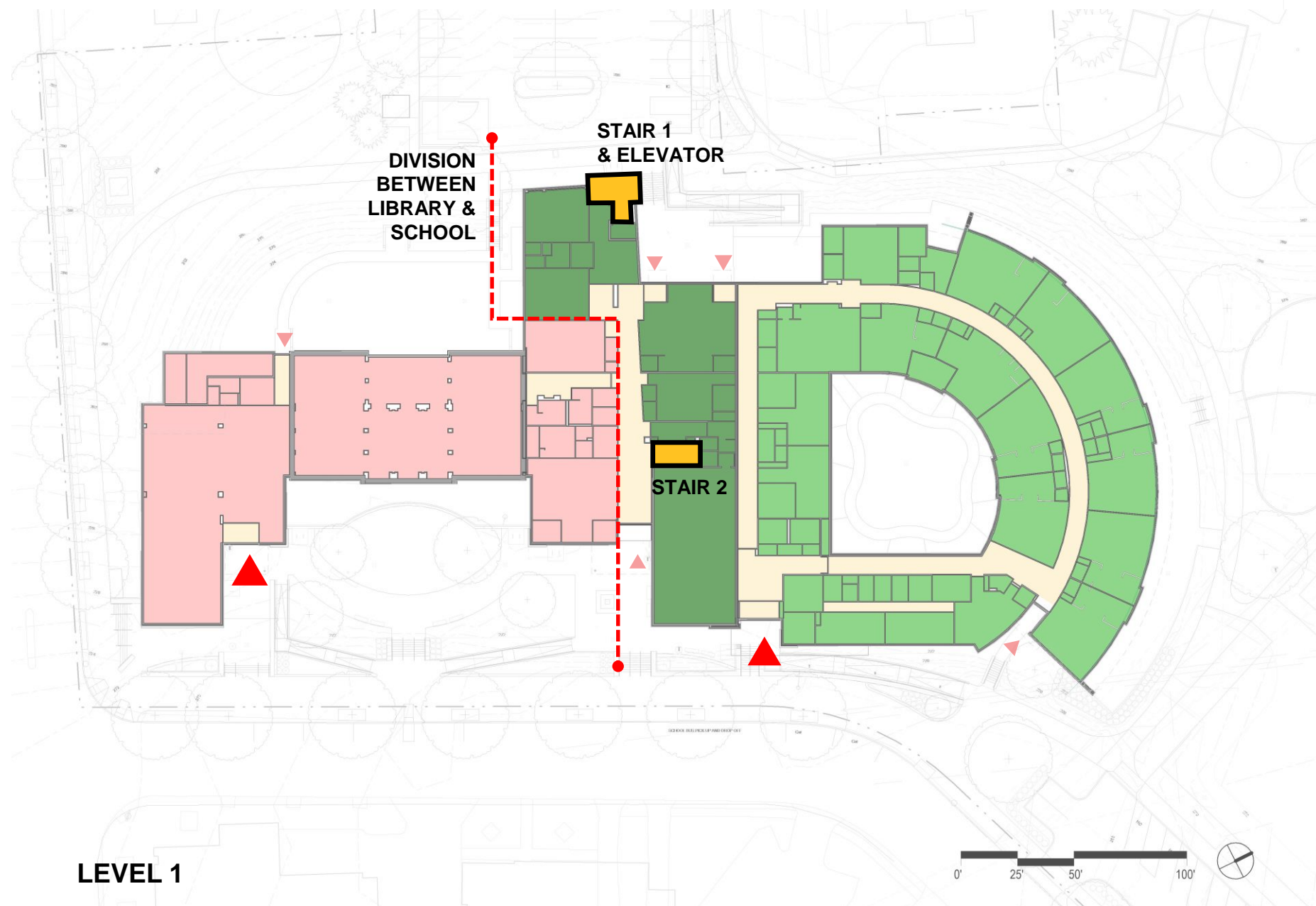


# EXISTING BUILDING LEVEL 1 PROGRAM

- 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

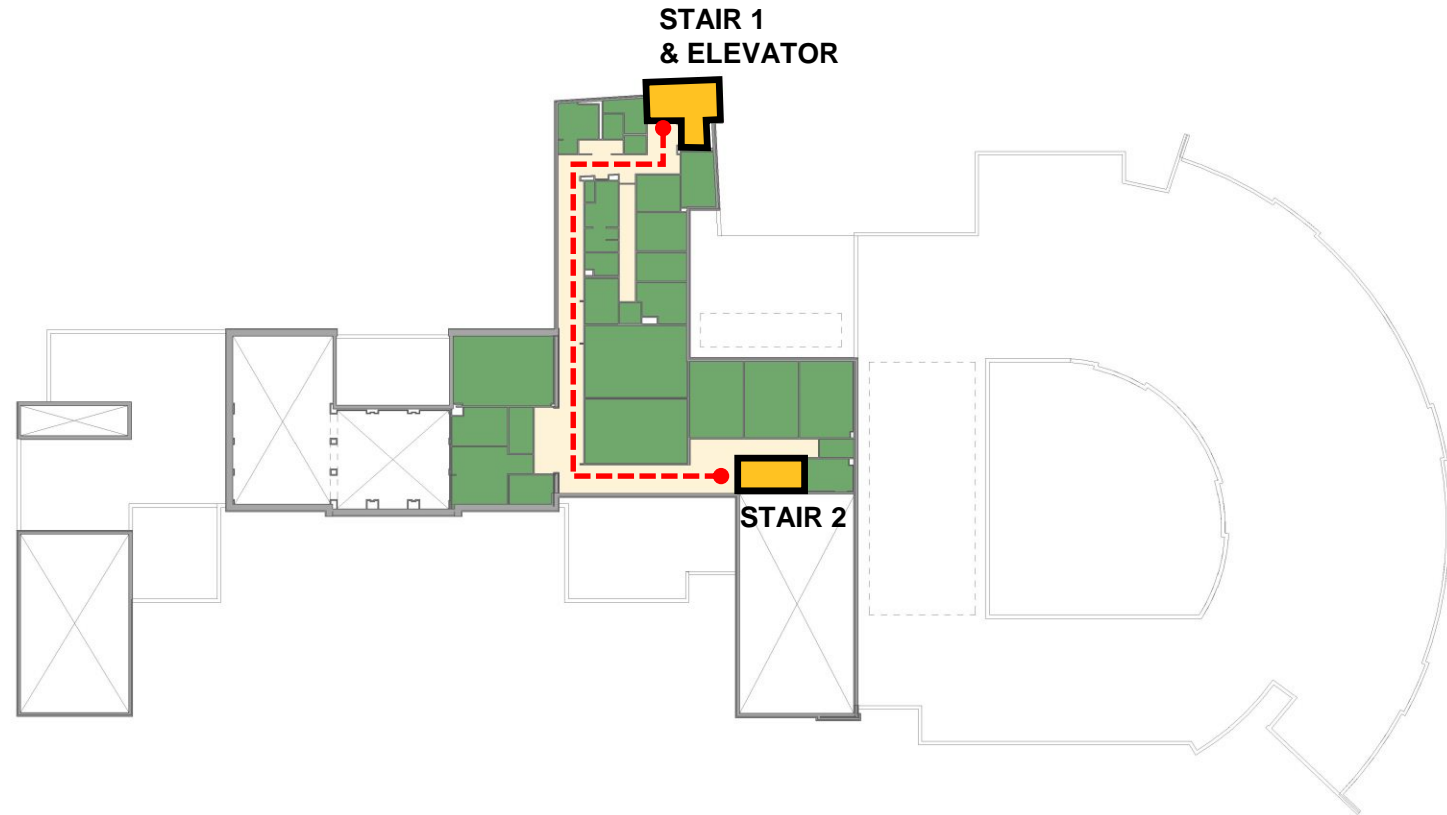


# EXISTING BUILDING LEVEL 2 PROGRAM

- Long corridor between stairs

**KEY**

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



LEVEL 2





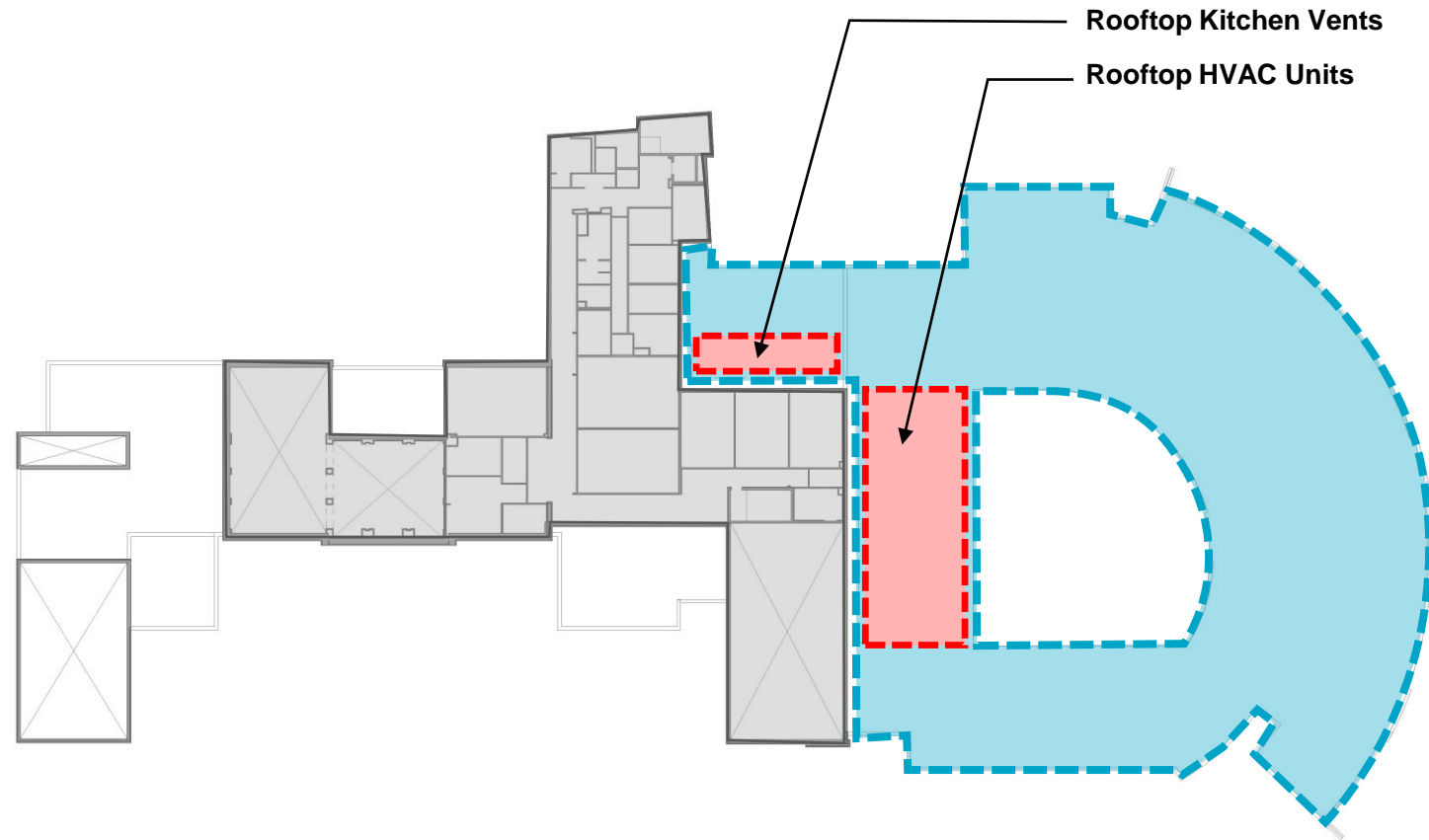


# EXISTING BUILDING LEVEL 2 EXPANSION

- 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

