

NEW ELEMENTARY SCHOOL

REED SITE, ARLINGTON PUBLIC SCHOOLS

CONCEPT DESIGN



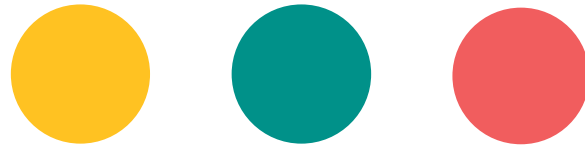
VMDO

BLPC + PFRC JOINT MEETING

BUILDING LEVEL PLANNING COMMITTEE
PUBLIC FACILITIES REVIEW COMMITTEE

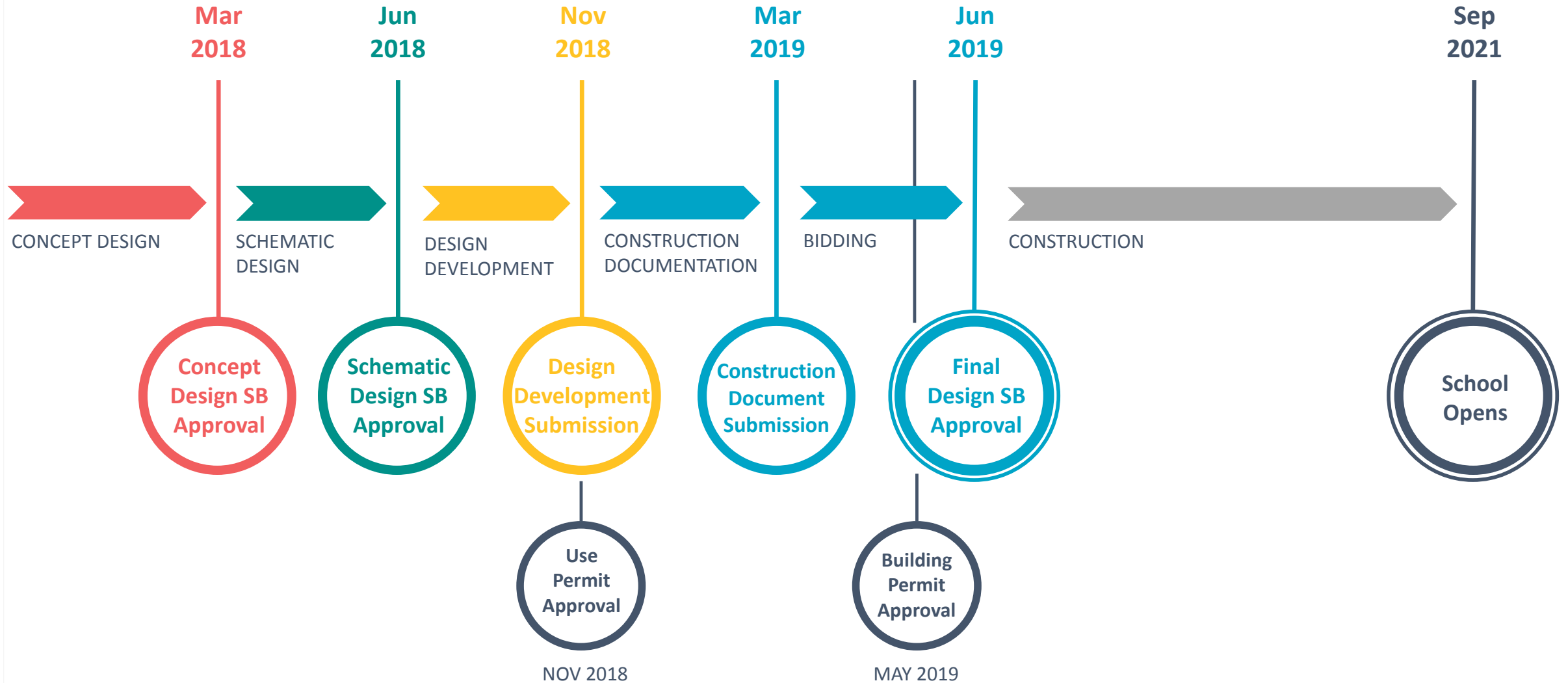
- 1. Welcome / Opening remarks**
- 2. Updates and Schedule / Process**
- 3. Review of 11/15 Meeting – what we heard**
- 4. Building Program**
- 5. Three Proposed Schemes**
- 6. Discussion**
- 7. Next Steps & Adjourn**

1. UPDATES & REVIEW



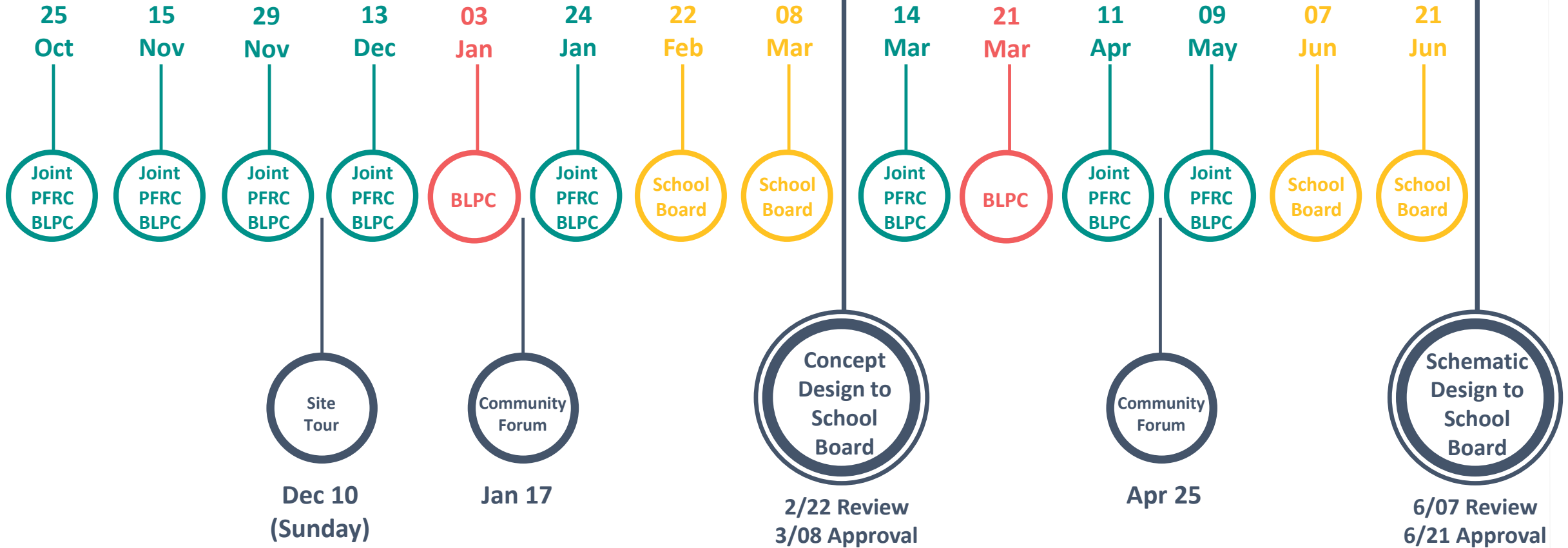
PROJECT PARAMETERS

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, with options for less**

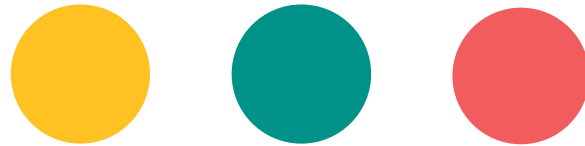


CONCEPT DESIGN

SCHEMATIC DESIGN



MUST DO, SHOULD DO, WOULD DO REVIEW



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	••••••••••

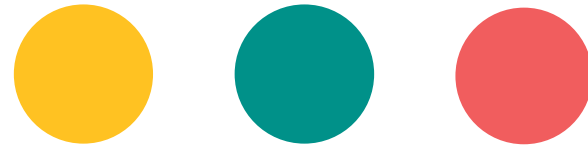
WOULD DO

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	•••••

CRITICAL SUCCESS FACTORS

- Learner Focused
 - Teacher Friendly
 - Sufficient Parking
 - Preserve Trees
 - Maintain Green Space
 - Provide Multiuse Facility
 - Build in Flexibility
 - Best Playground
 - Bathrooms for Outside Programs
- MUST
- SHOULD
- WOULD

WORKSHOP - REVIEW

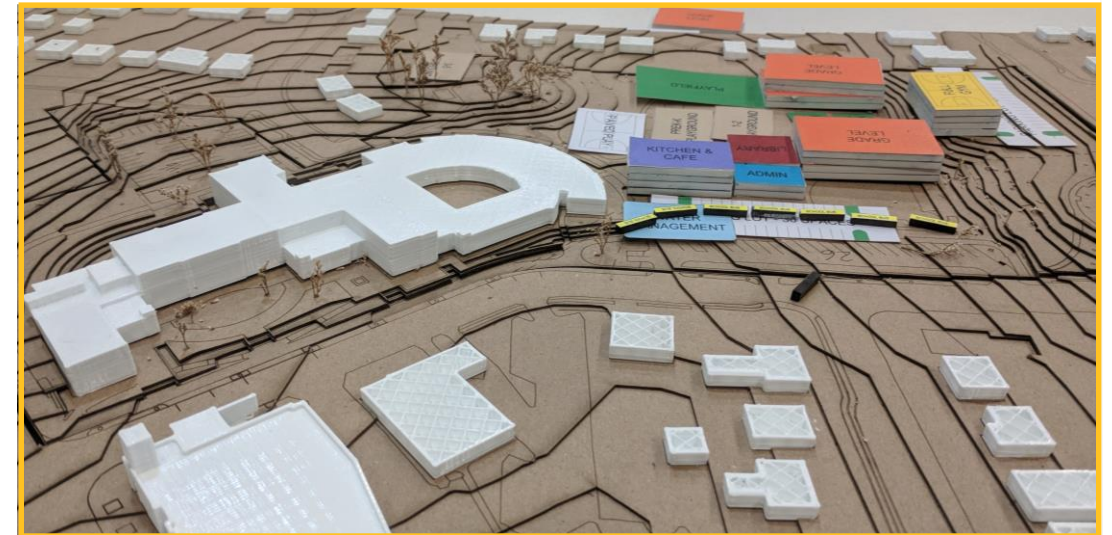






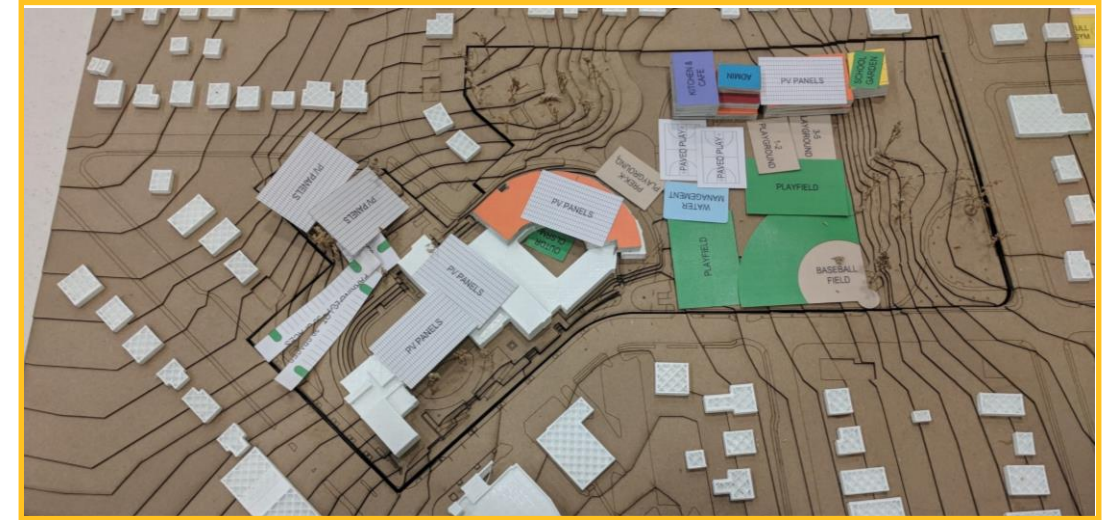
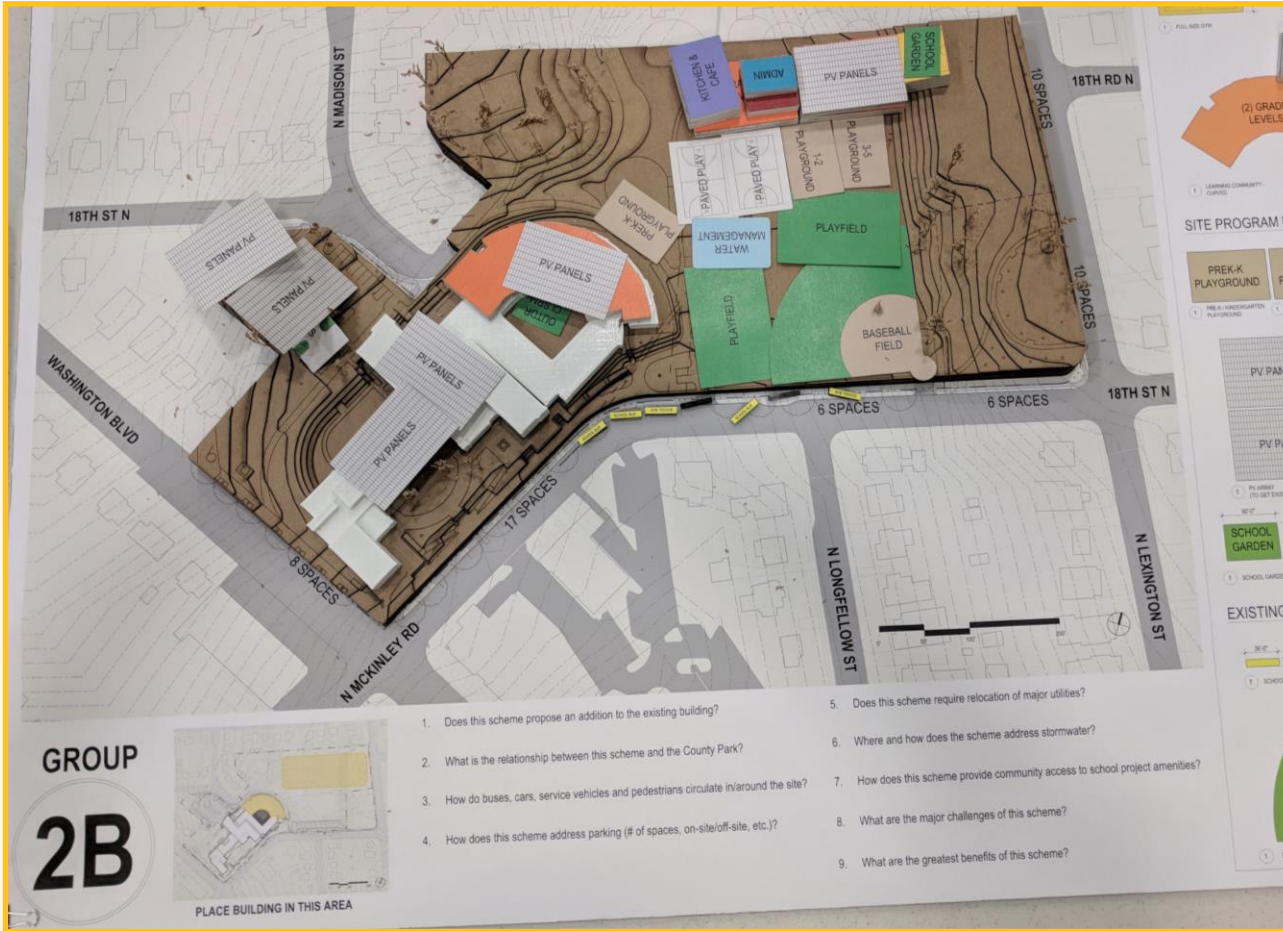
VOTES (DOTS) = 5



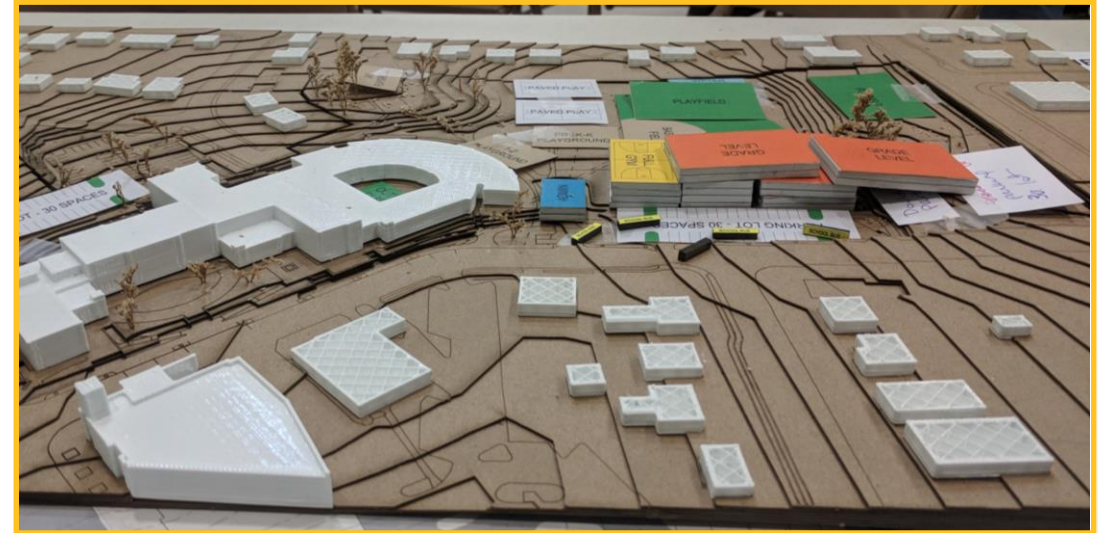


VOTES (DOTS) = 0

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.)?
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?



VOTES (DOTS) = 0



GROUP
3A

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VOTES (DOTS) = 1



VOTES (DOTS) = 6

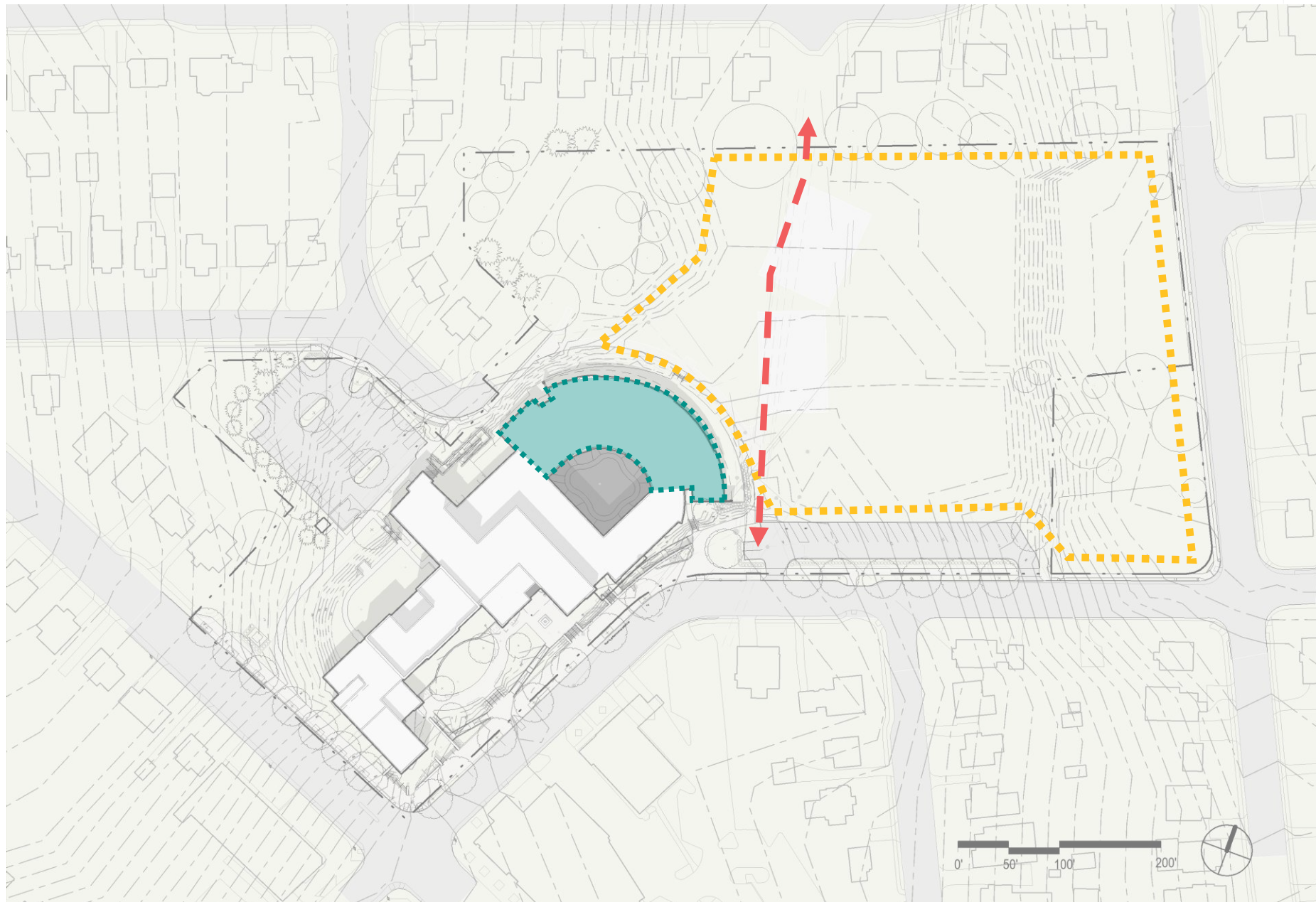
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COMMON VE OPTIONS

- No Photo Voltaic (solar panel) array
- No improvements to the existing building (move in as-is)
- Half gym in lieu of full gym
- No structured parking

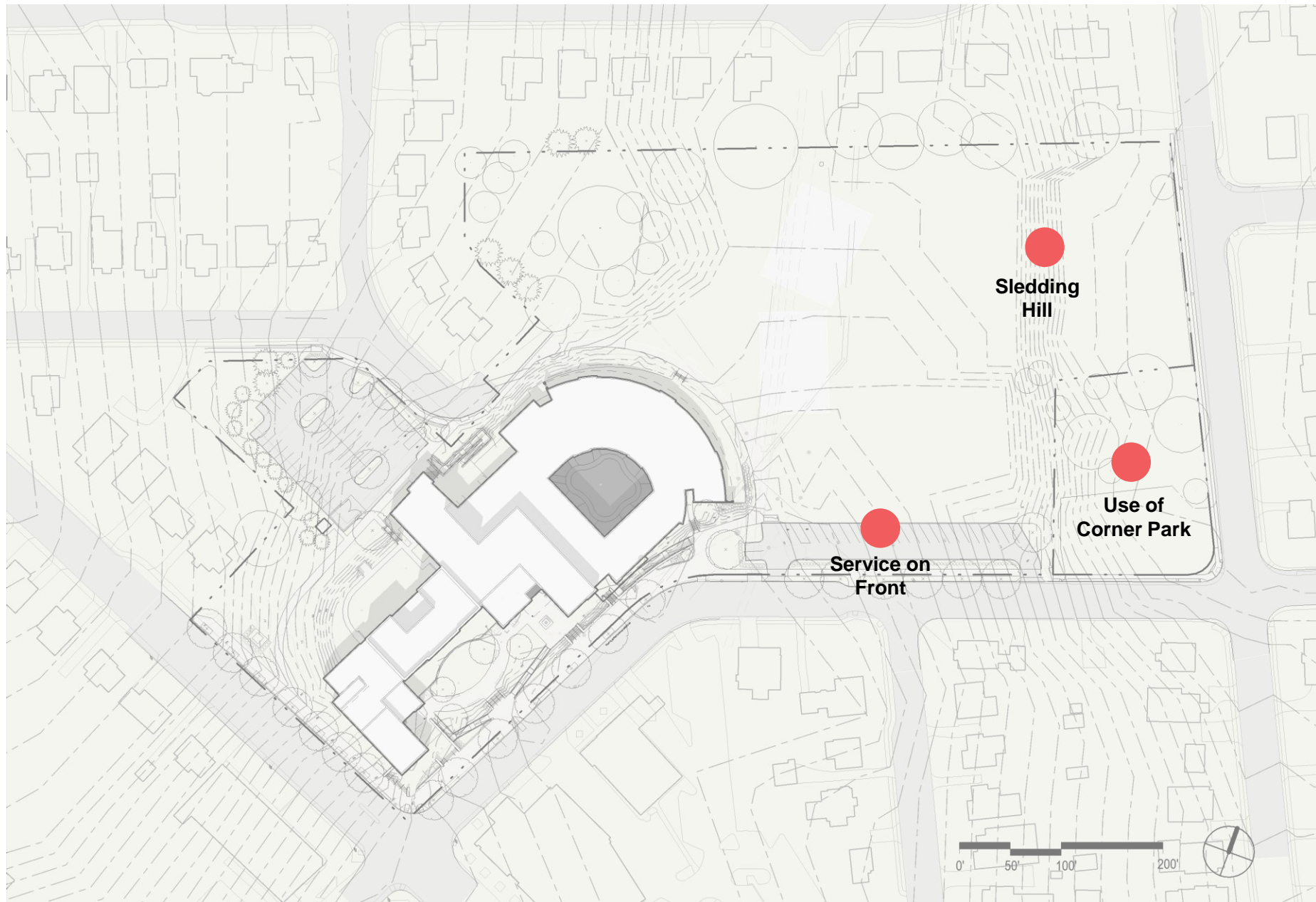
BIG TAKE-AWAYS

- Strong desire to build on-top of existing building
- Maintain pedestrian connection through the site
- Maximize open space



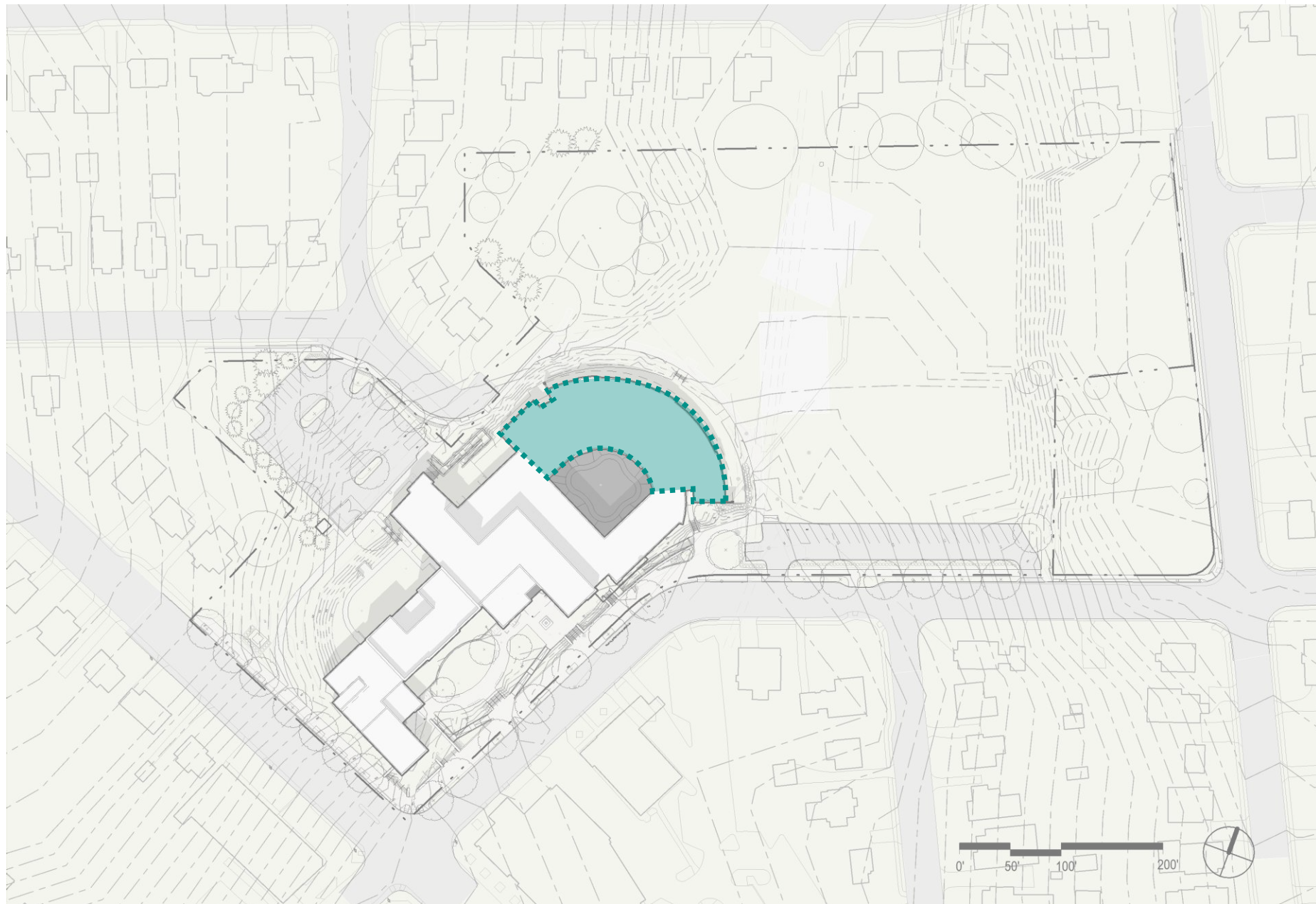
OTHER ISSUES

- **Use of Sledding Hill**
No expressed mention of this as a priority
- **Building Service on Front** – Most teams used the front for deliveries, etc
- **Willingness to consider use of the Corner Park** Half of the teams used the corner park to place program elements (building, playground, etc)

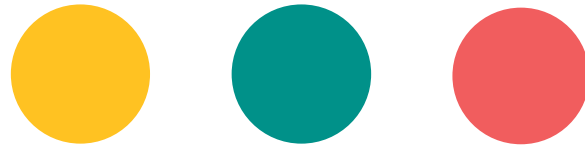


THINGS LEARNED

- Steel framing of existing building sized to hold second floor
- Structural Decking of existing building not sized to build on top
- Structural decking might need to be removed which will expose the interior to the elements
- **Building on top of existing building will not be easy or inexpensive**

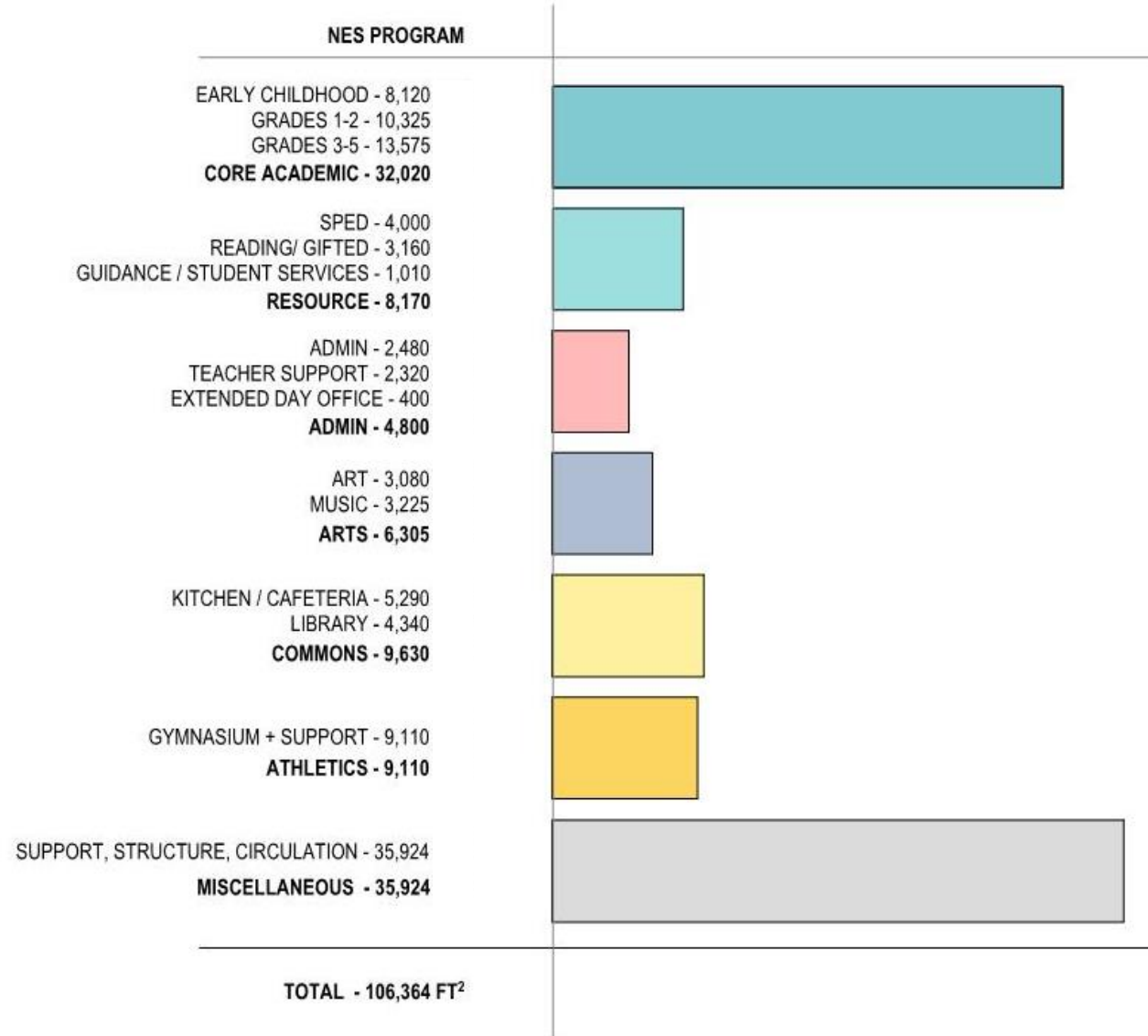


PROGRAM - LET'S DO THE MATH!



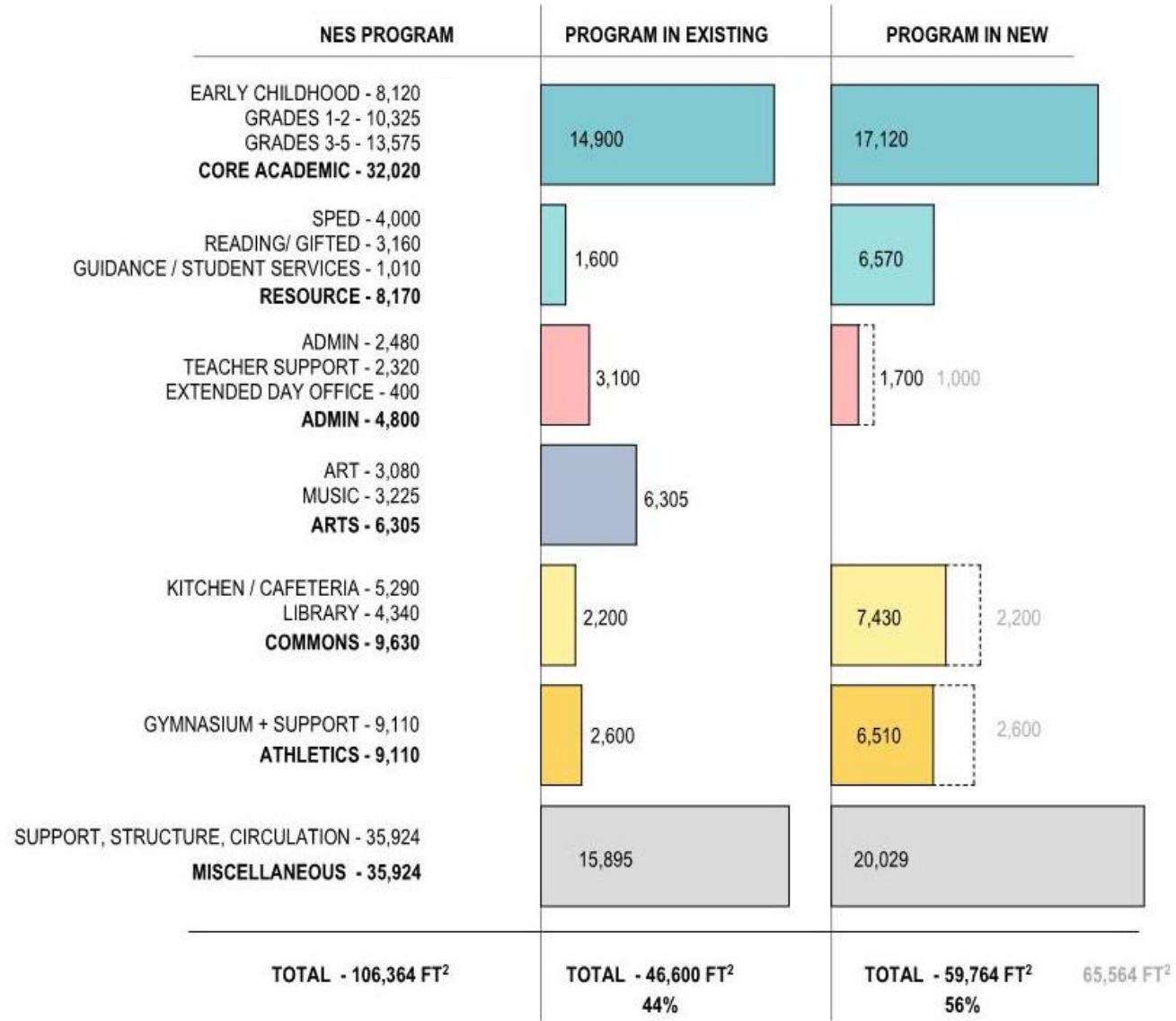
NES PROGRAM

- Based on Fleet Elementary School program
- Based on APS Ed Spec, which is customized for each site and project



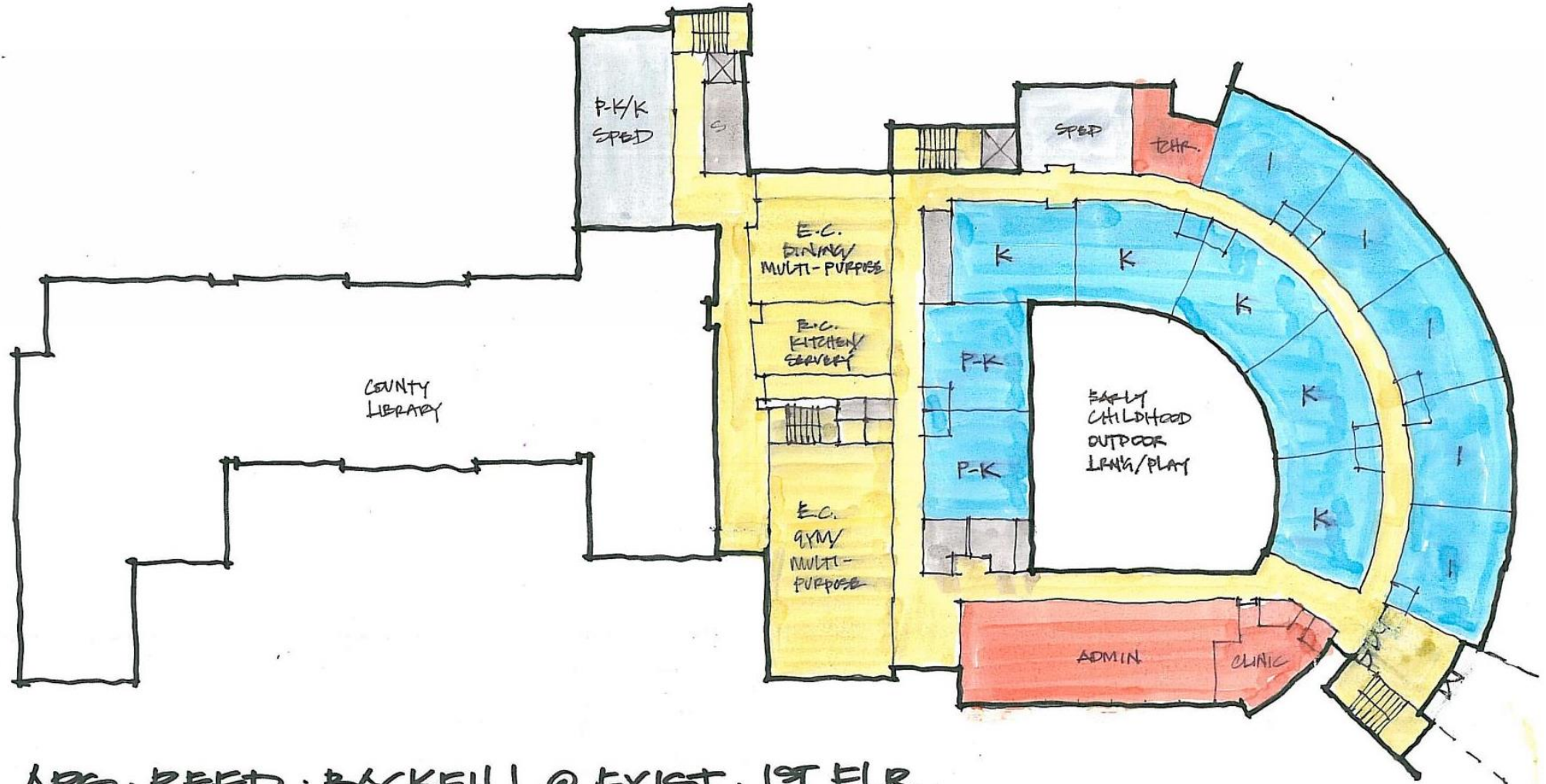
NES PROGRAM

- +/- 45% of proposed program fits into existing building
- Some duplicate program may exist for admin, kitchen/cafeteria, and gym
- Proposed addition on top of existing building is approximately 18,000 SF
- **Pre-K – 3rd Grade (66%) could fit into/on top of existing building with addition**



WHAT FITS ON LEVEL 1 EXISTING?

- Pre-K
- Kindergarten
- 1st Grade
- Dining / Multipurpose (may require slight expansion)
- Activity Space / Multipurpose
- Administration



APS · REED · BACKFILL @ EXIST · 1ST FLR.

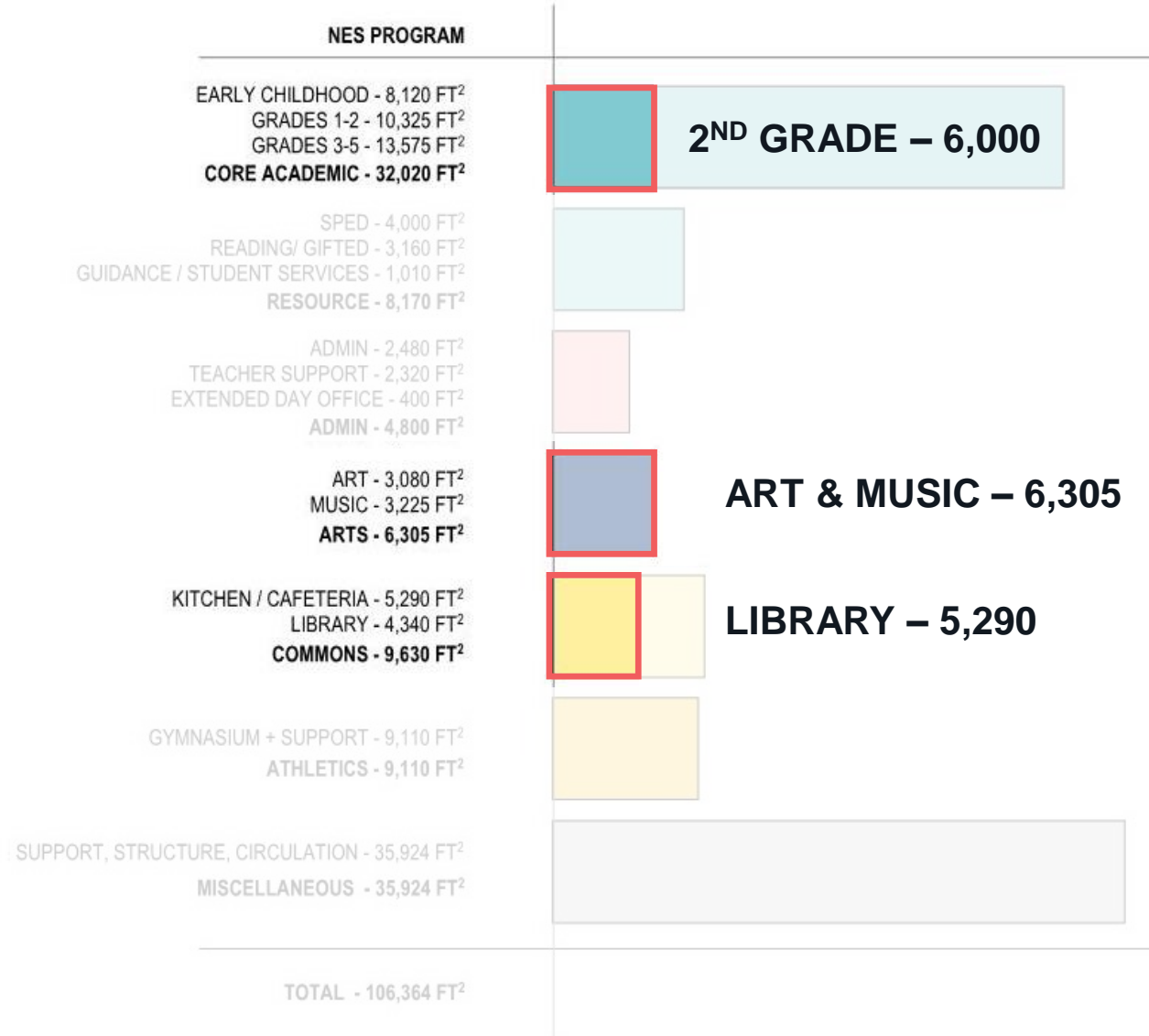
SCALE: 1" = 32'-0"

WHAT FITS ON LEVEL 2 EXISTING?

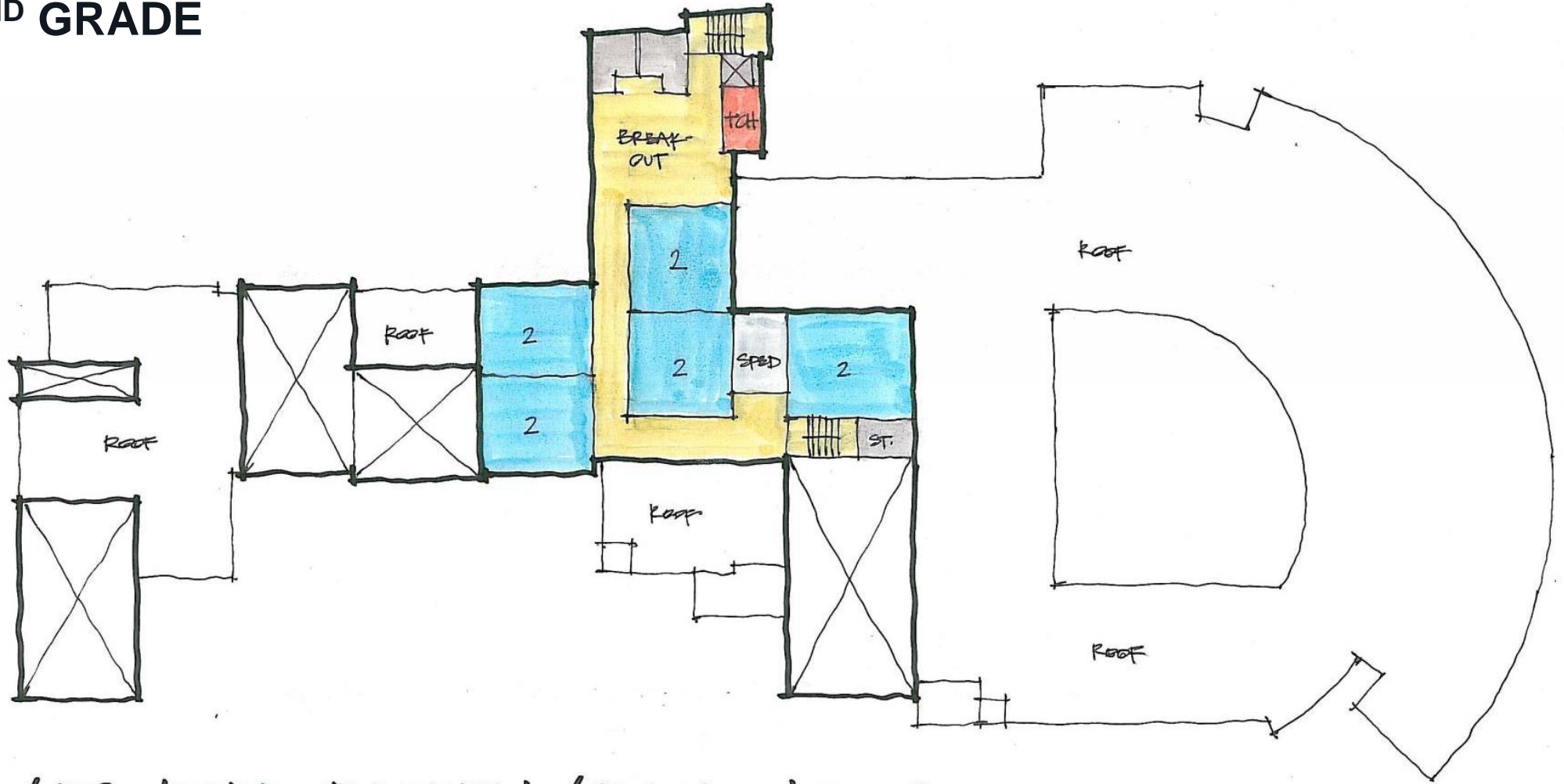
Option 1 - Grade Level

Option 2 - Art and Music

Option 3 - Library + Maker Space



LEVEL 2 OPTION 1: 2ND GRADE



APS · REED · BACKFILL / ADDITION @ 2ND FLR. - OPTION C

SCALE: 1" = 32'-0"

LEVEL 2 OPTION 3: LIBRARY

GRADES 2 & 3
IN NEW VERTICAL
ADDITION
CONNECTED

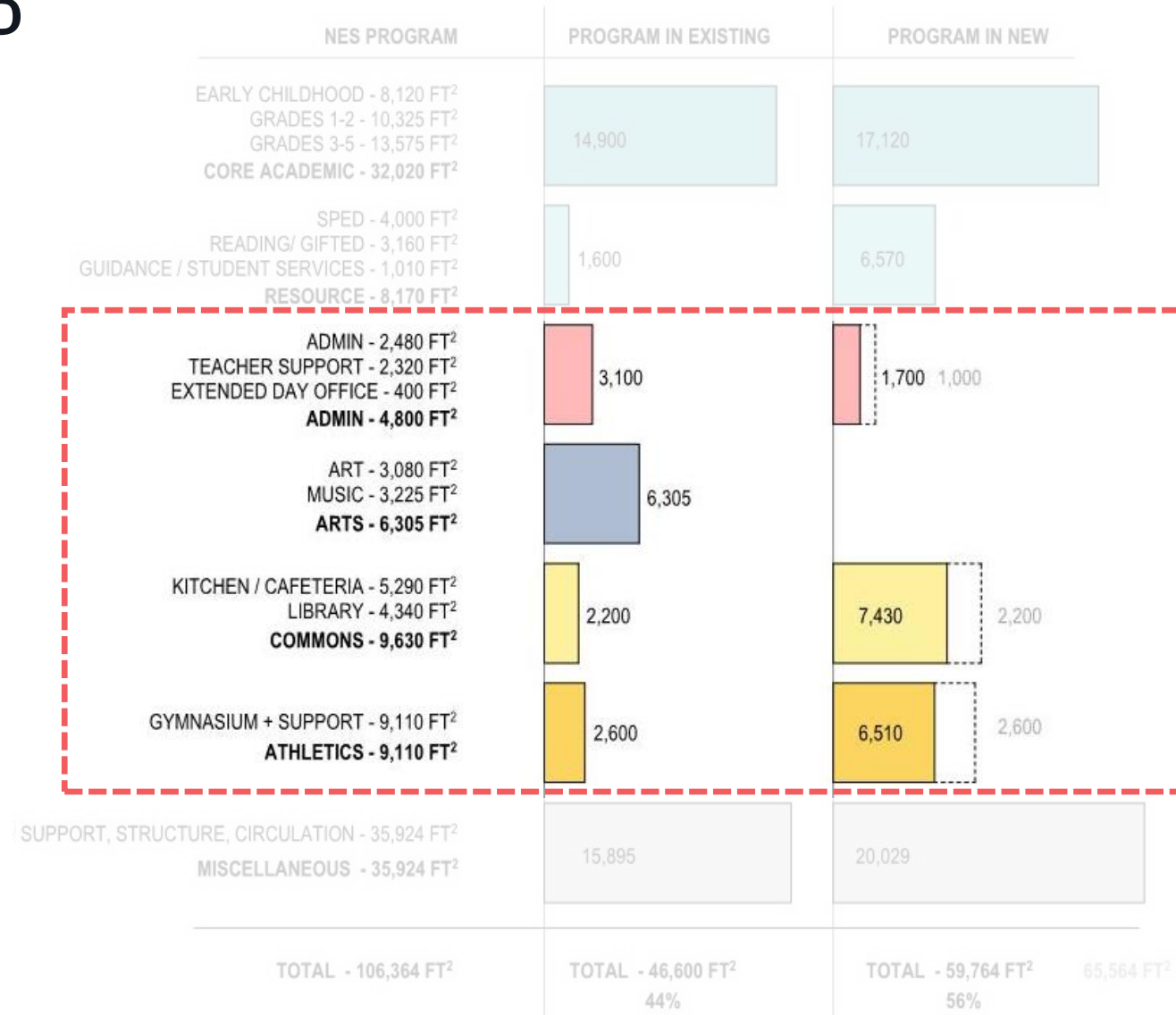


APS · REED · BACKFILL / ADDITION @ 2ND FLR. - OPTION B

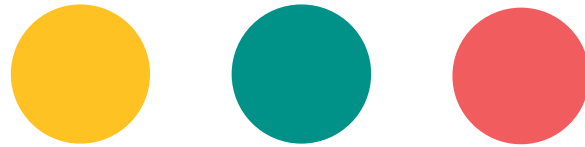
SCALE: 1" = 32'-0"

DISTRIBUTED / DUPLICATED PROGRAM

- Administration
 - Multiple Reception, etc
- Cafeteria
 - Distributed w/ Warming Kitchen
- Art / Music
 - Distributed Upper/Lower
- Library
 - Distributed Upper/Lower
- Gymnasium
 - Half and/or Full



CONCEPTS



GROUND RULES

- **Architect to quickly run through all three schemes with no questions.**
- **Go back and review each scheme one at a time and architects take clarifying questions**
- **BLPC / PFRC chairs to facilitate a discussion on reactions and preferences**
- **No vote will be taken and nothing will be set in stone**
- **Reminder... three schemes need to be presented to school board in February**
- **Design is fluid & iterative and will continue to evolve!**

NORTH SCHEME



Option A



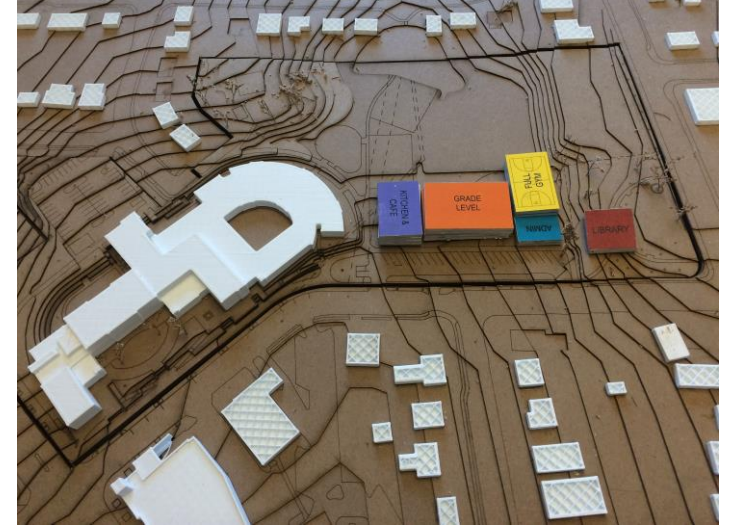
Option B

EAST SCHEME



Option A

SOUTH SCHEME



Option A

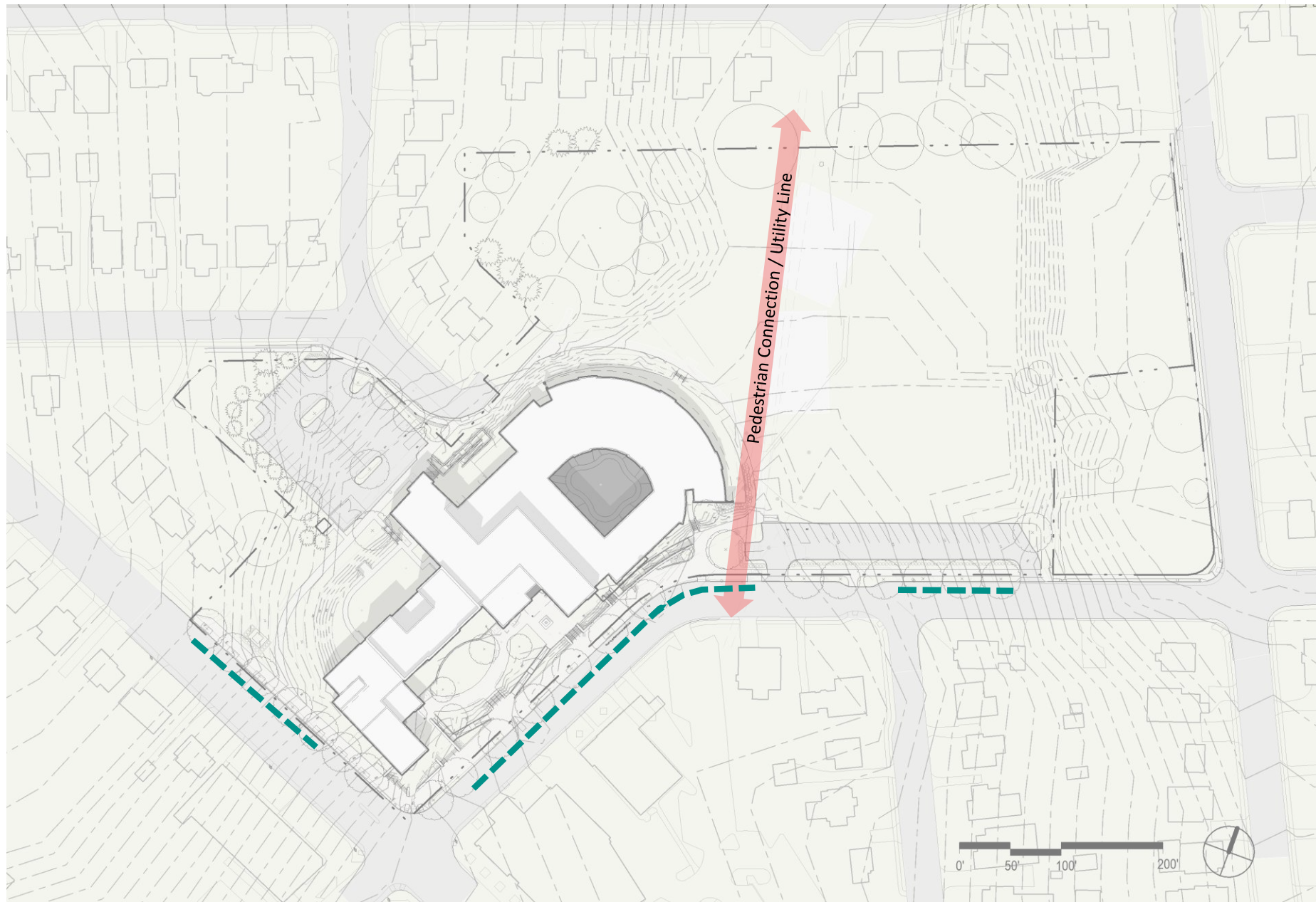


Option B

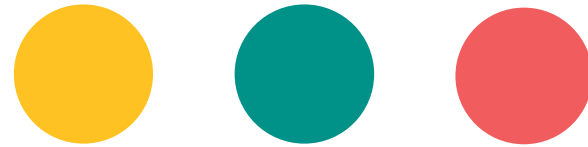
ALL SCHEMES

Shares the following with all schemes:

- Maintain north/south pedestrian connection
- Maintain large, contiguous, open space
- No relocation of major utilities
- Preserve on-street parking for commercial uses
- Provides >130 parking spots
- No structured parking
- Have the same site amenities



NORTH SCHEME



NORTH SCHEME

New construction is “hidden” behind existing, but closer to neighbors

Clear school side and recreation side

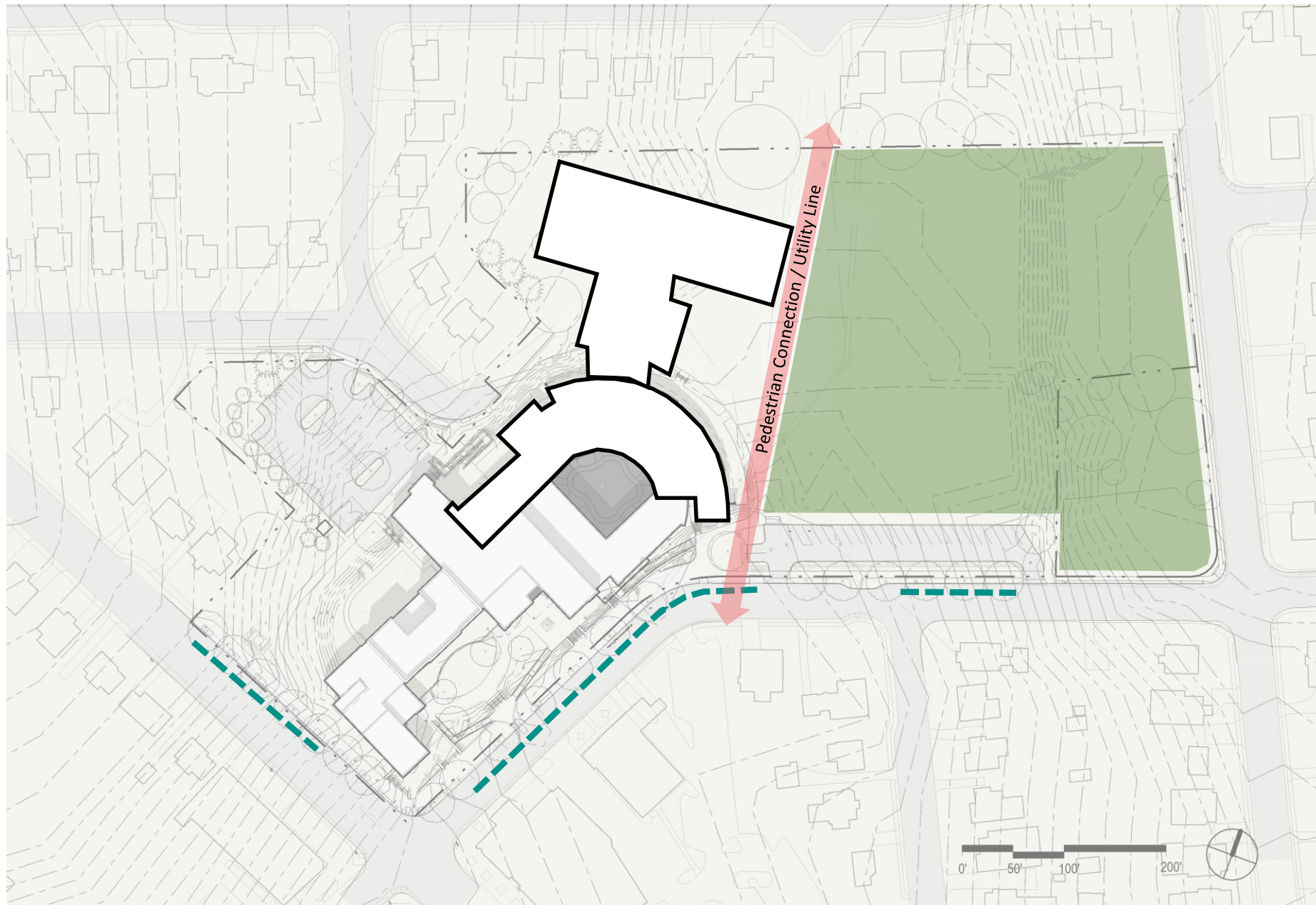
Eliminates the most trees of any schemes

Largest new building footprint

Probably high-range cost option

26,700 SF

SF NEW BUILDING FOOTPRINT



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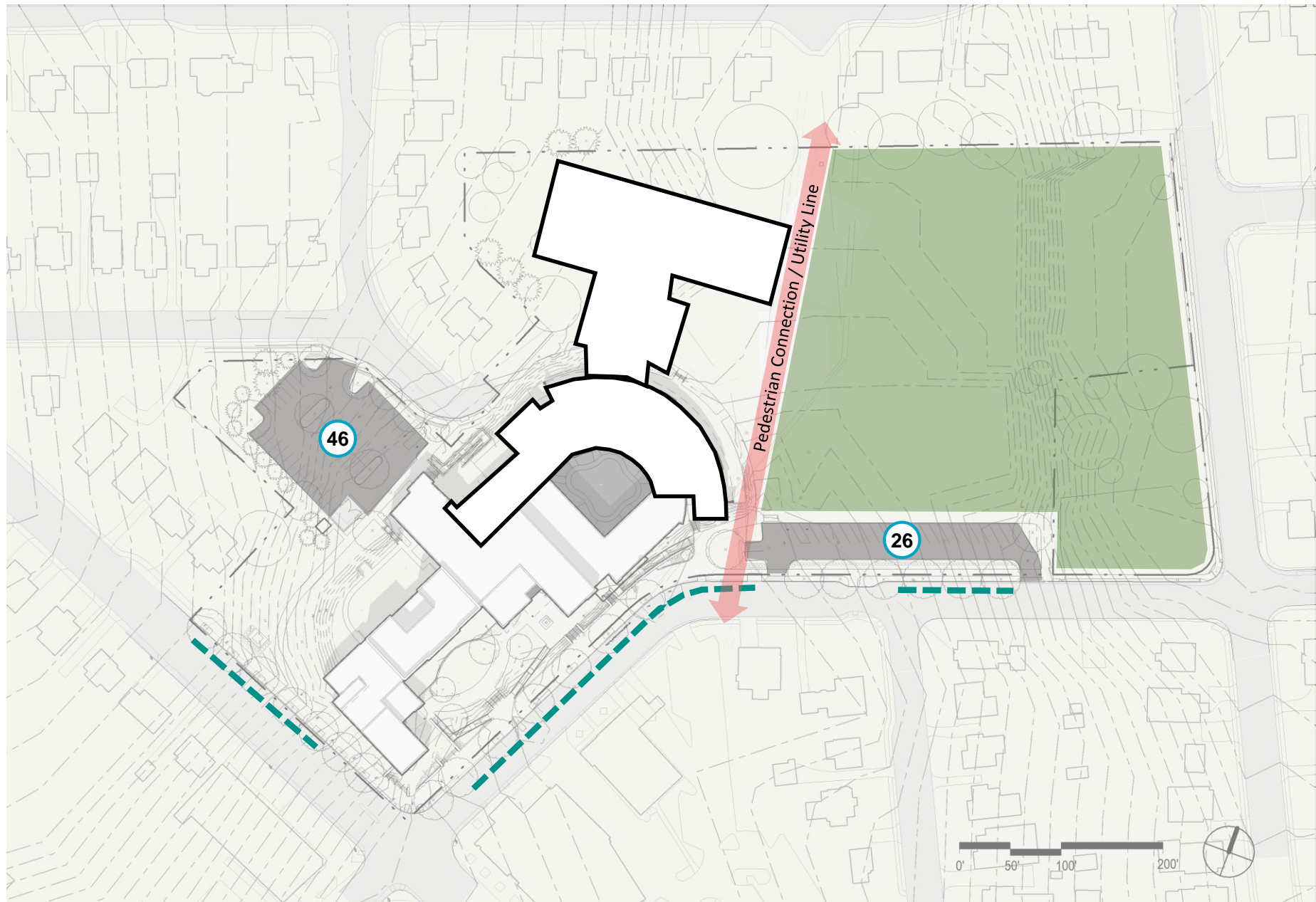
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SF NEW BUILDING FOOTPRINT

72

SPACES ON-SITE, EXISTING



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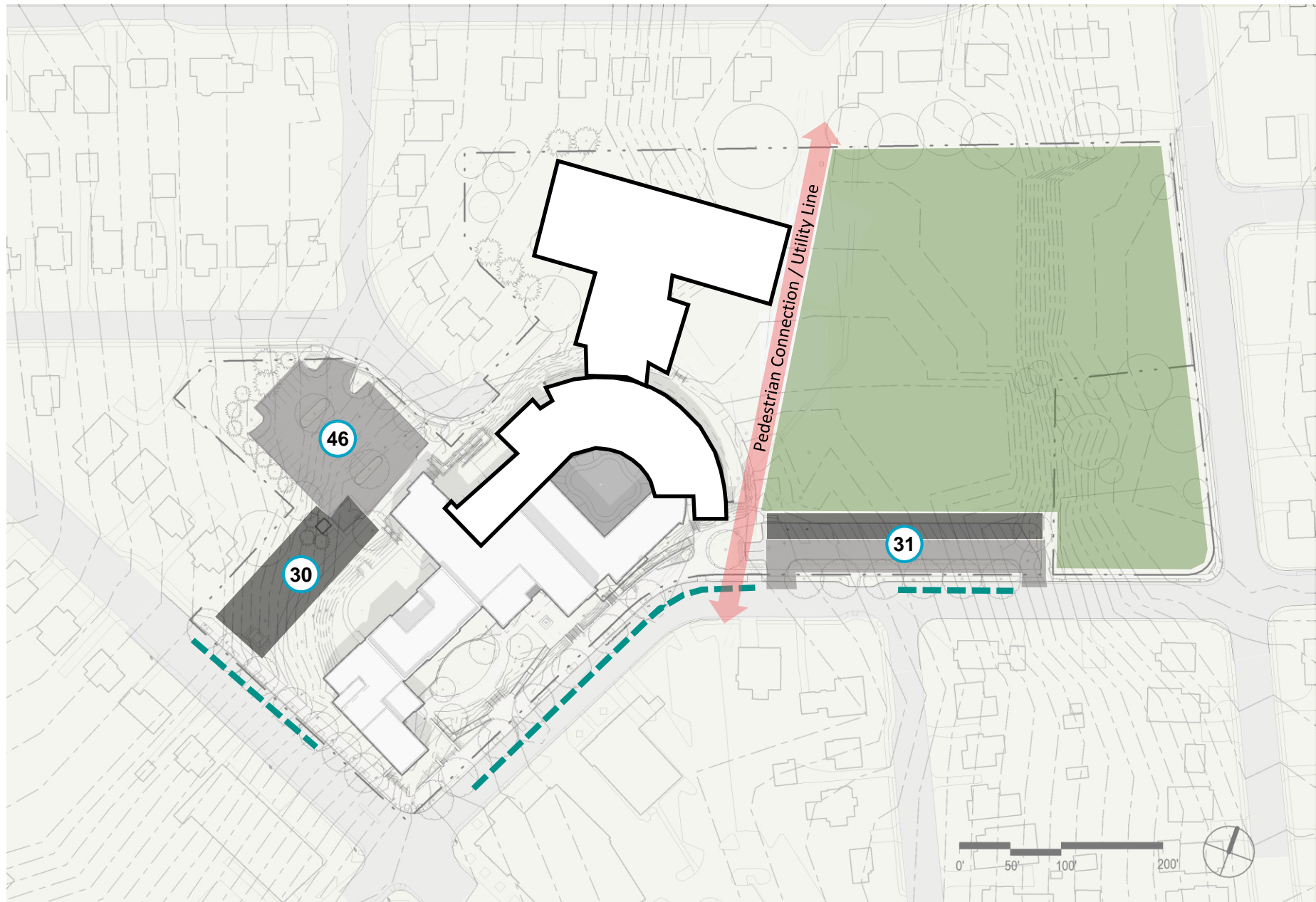
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107 SPACES ON-SITE, PROPOSED



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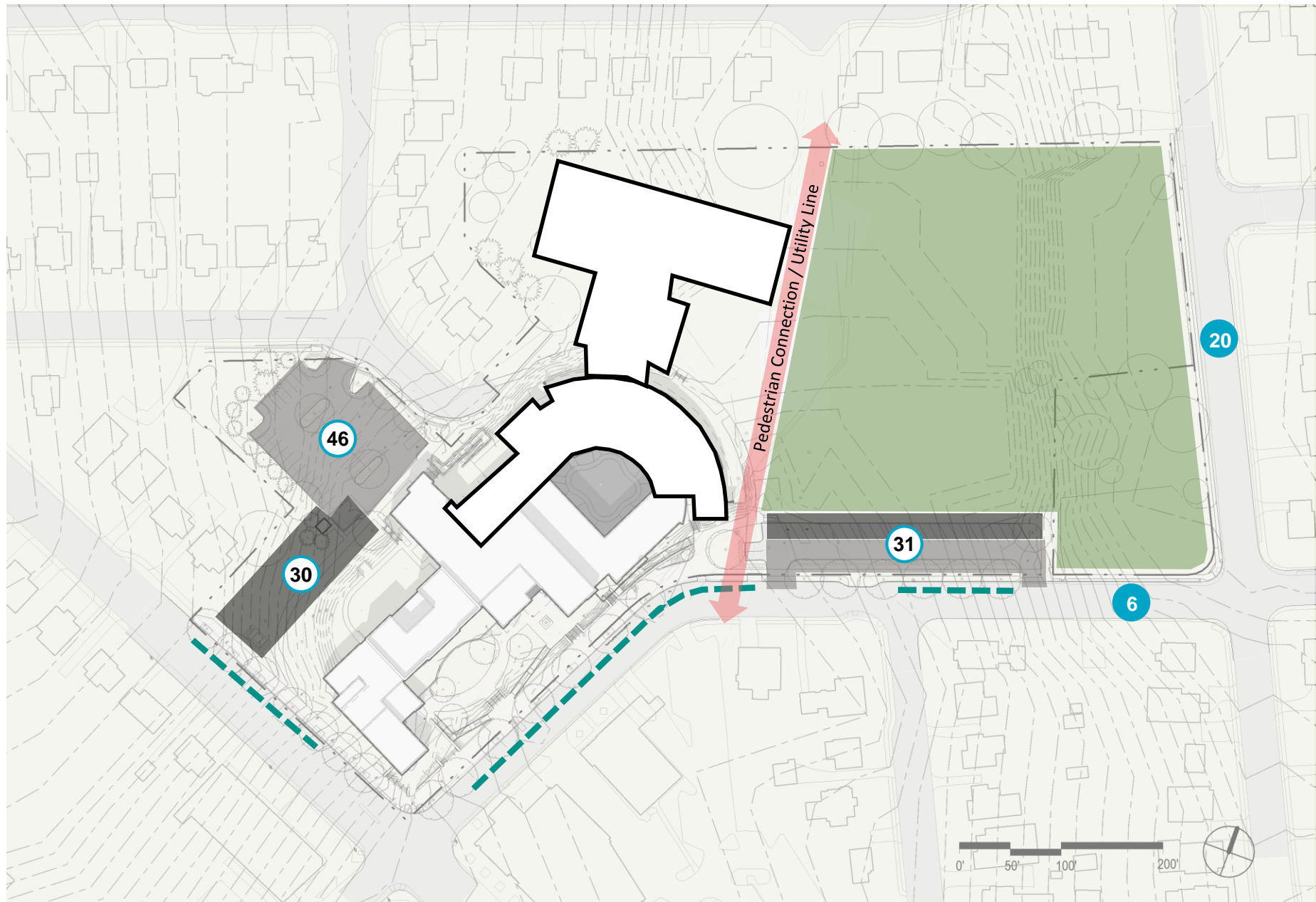
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26 SPACES ON-STREET

133 TOTAL SPACES



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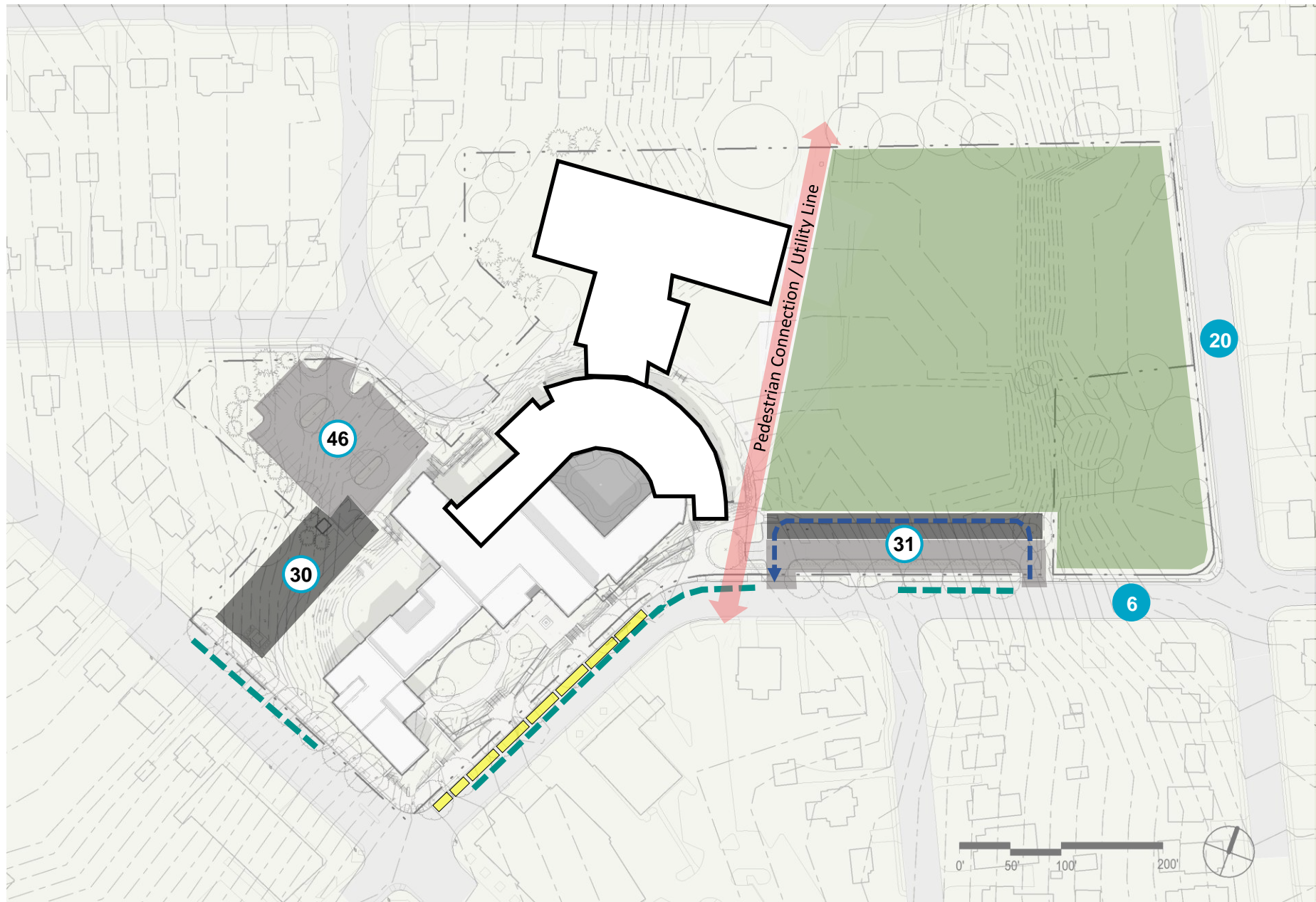
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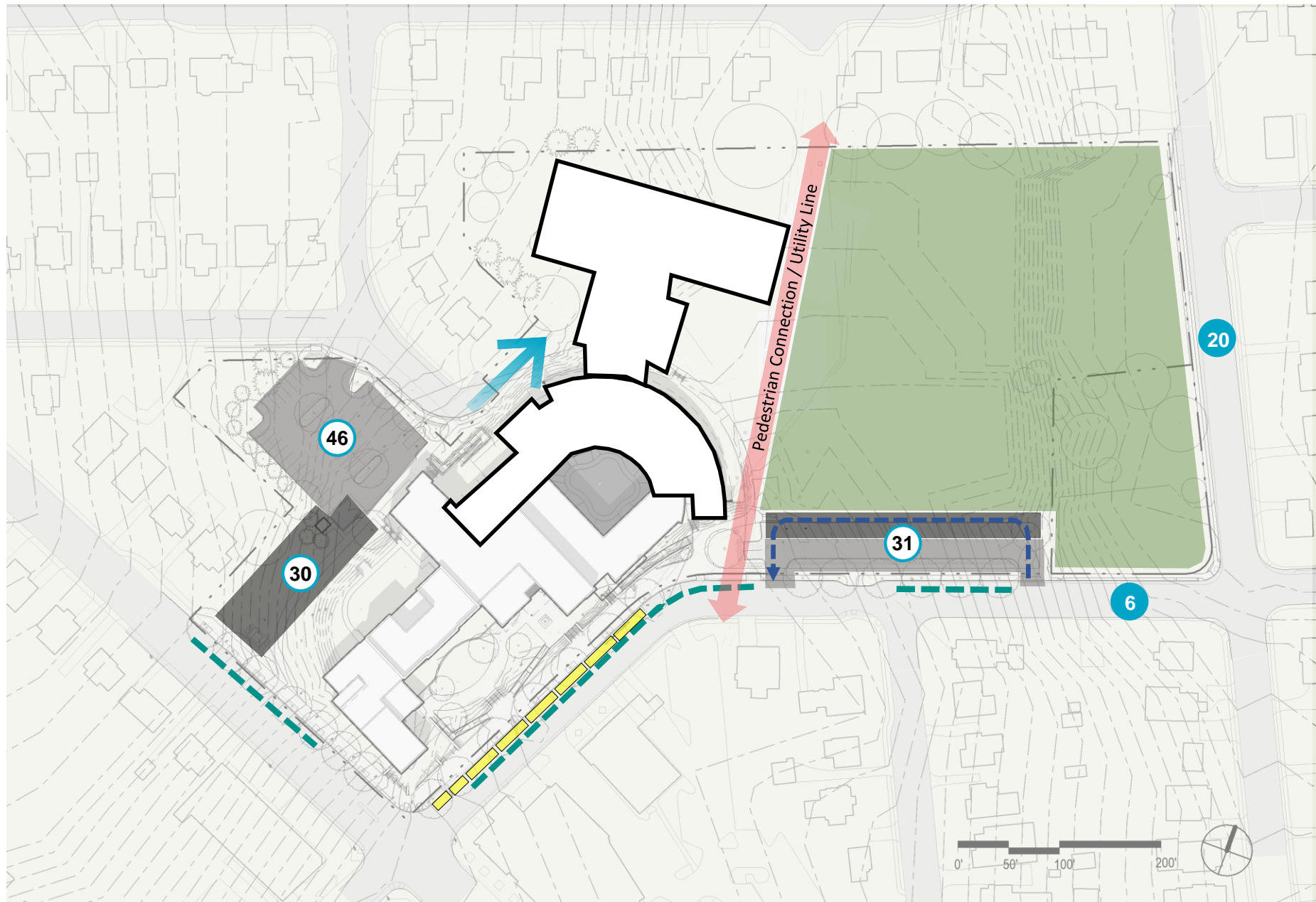
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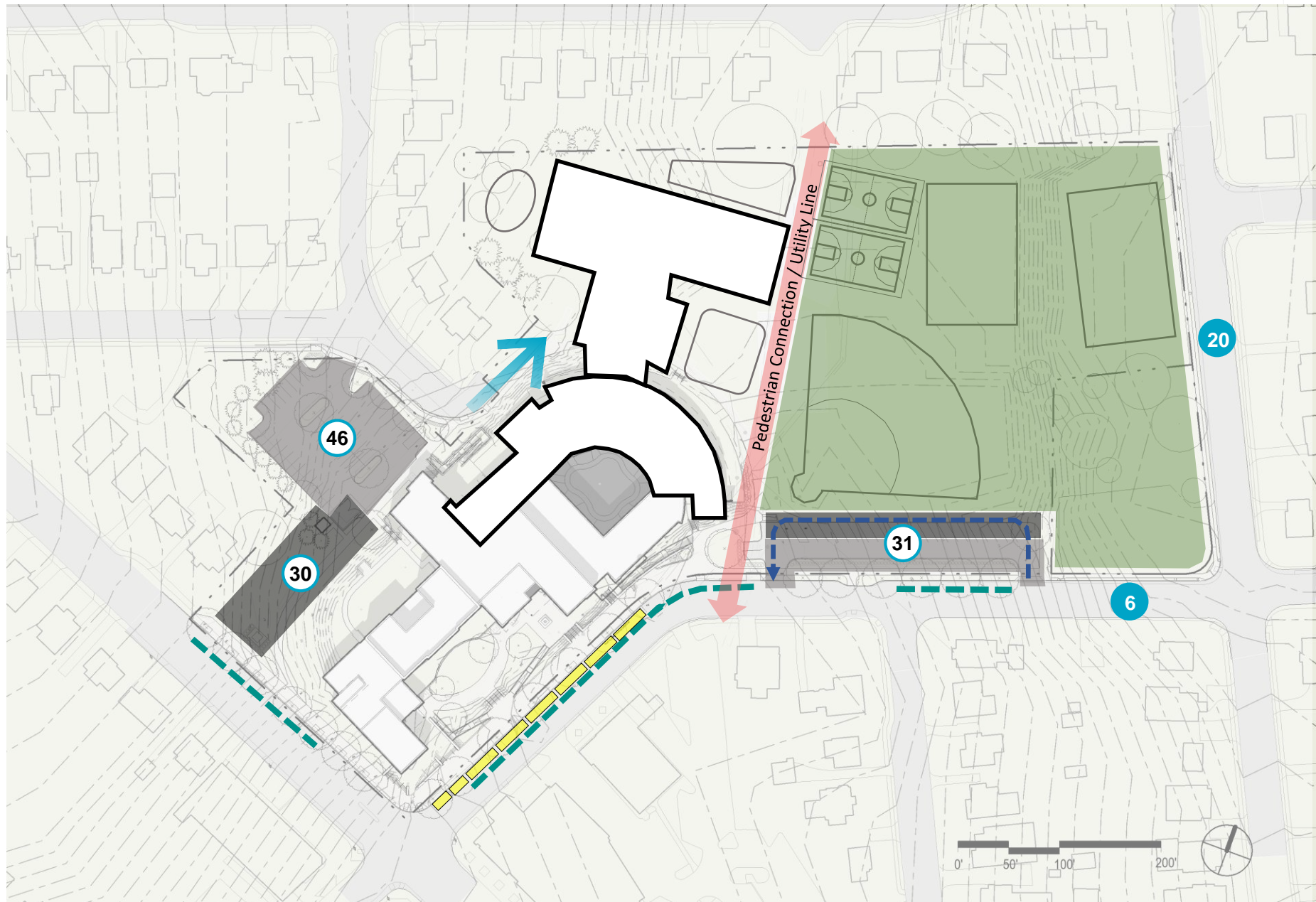
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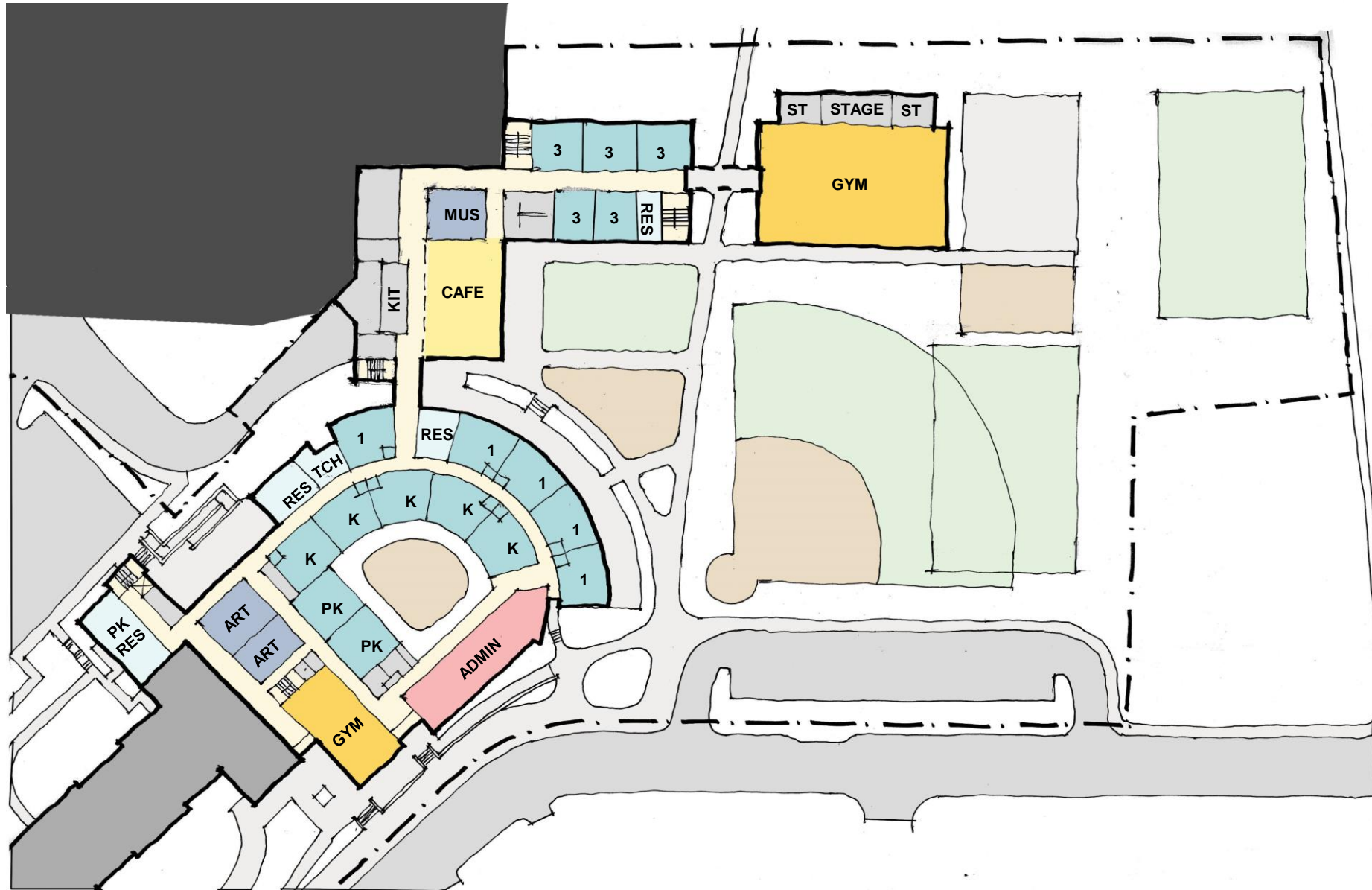
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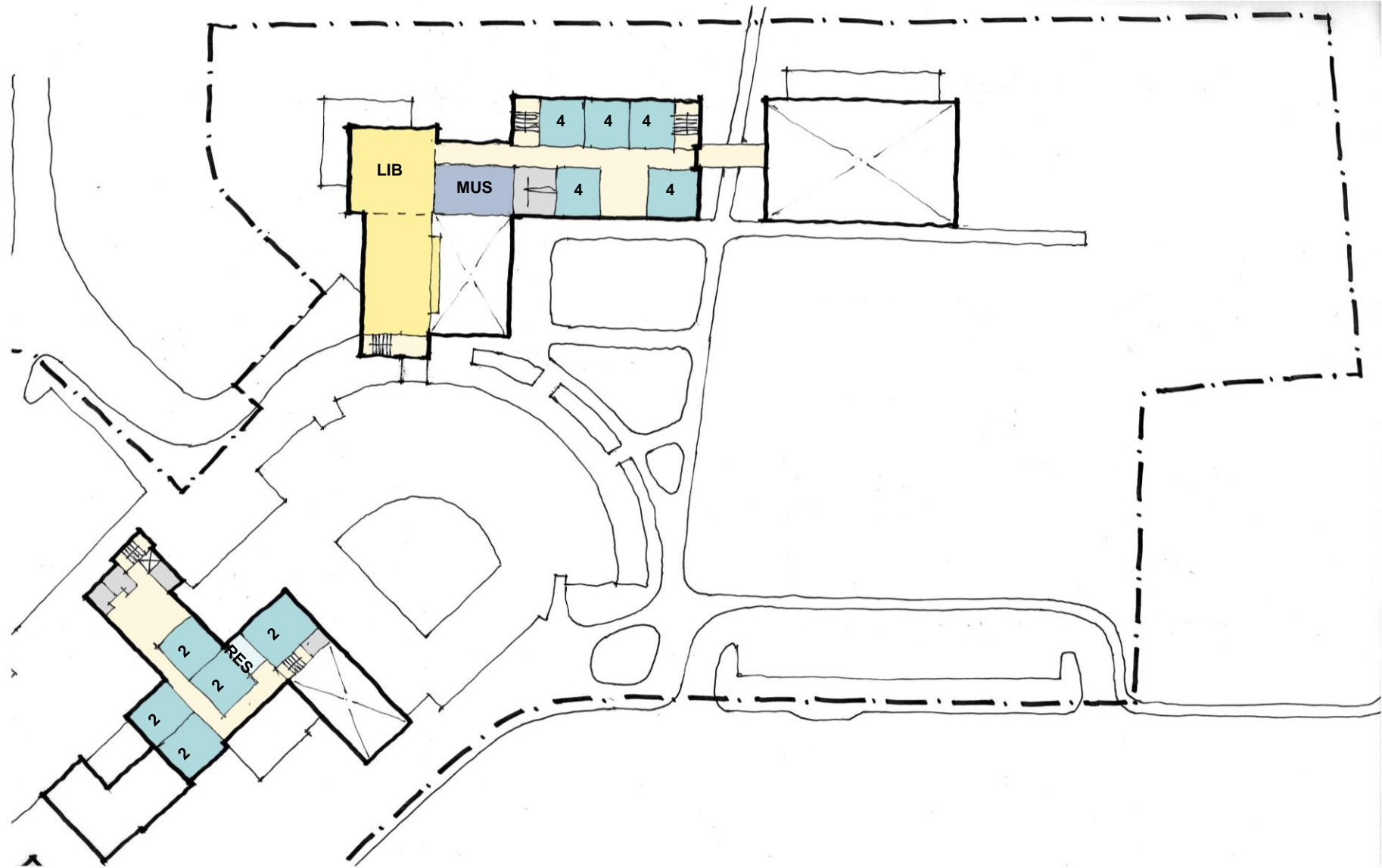
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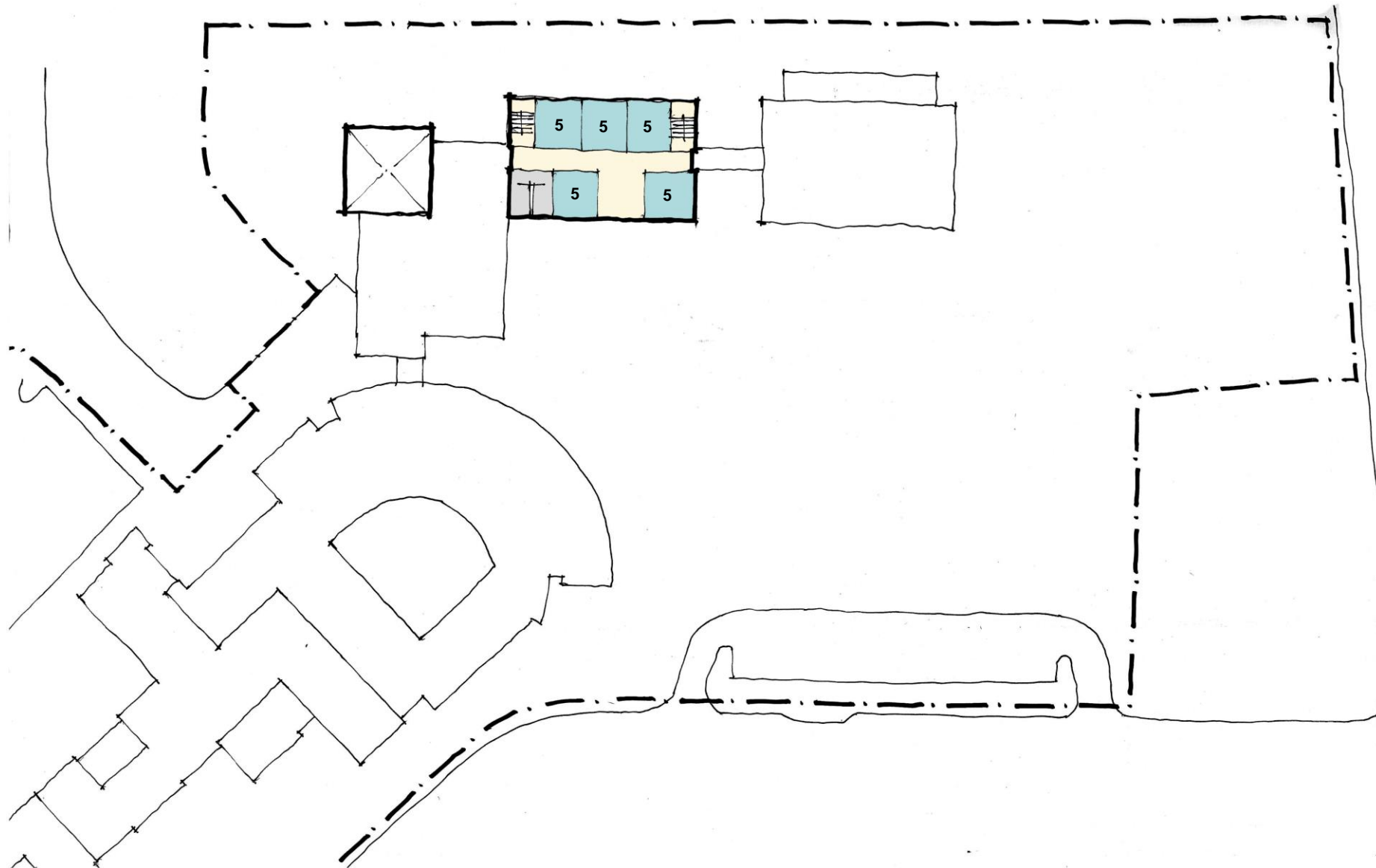
NORTH SCHEME OPTION A



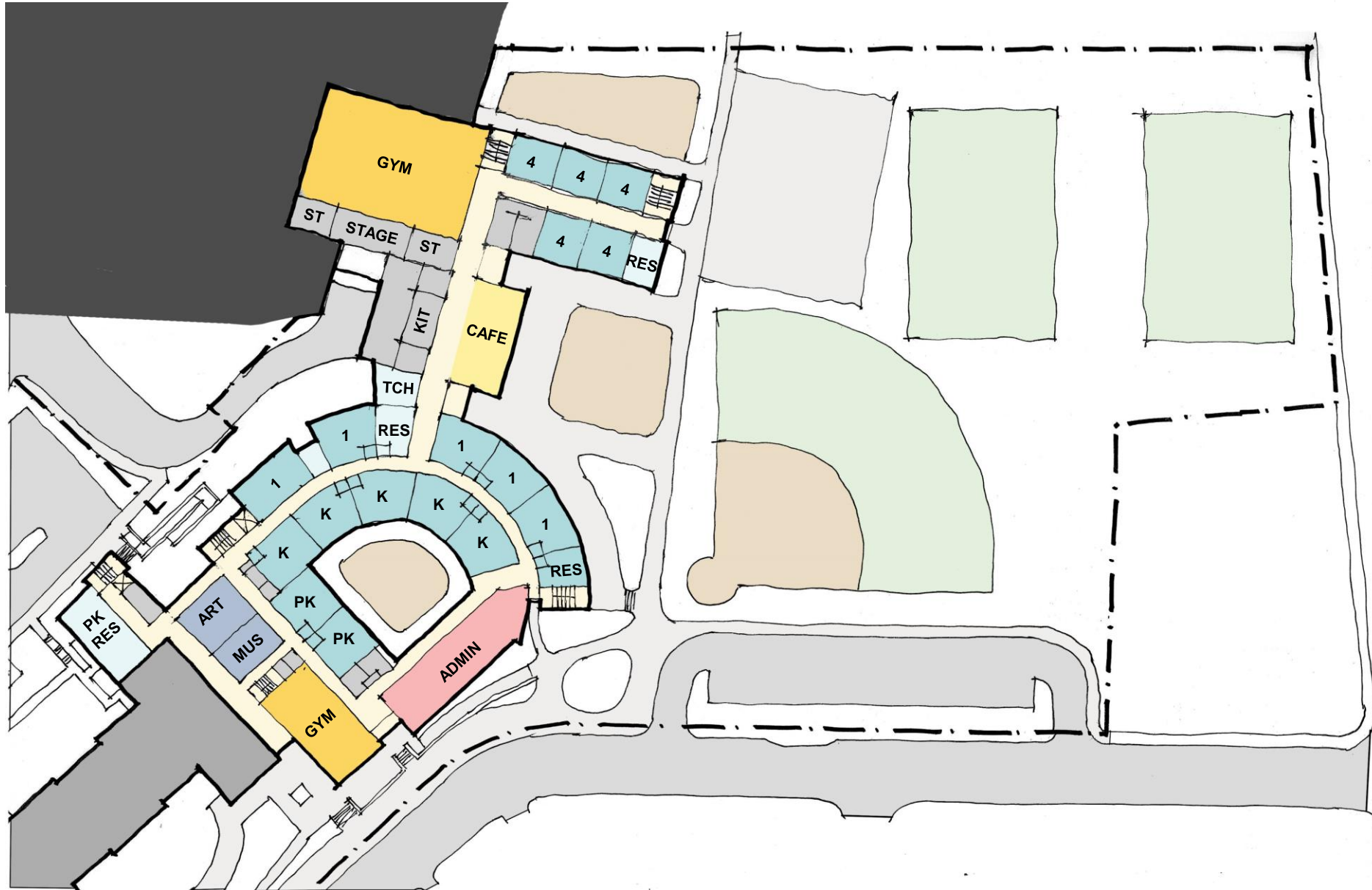
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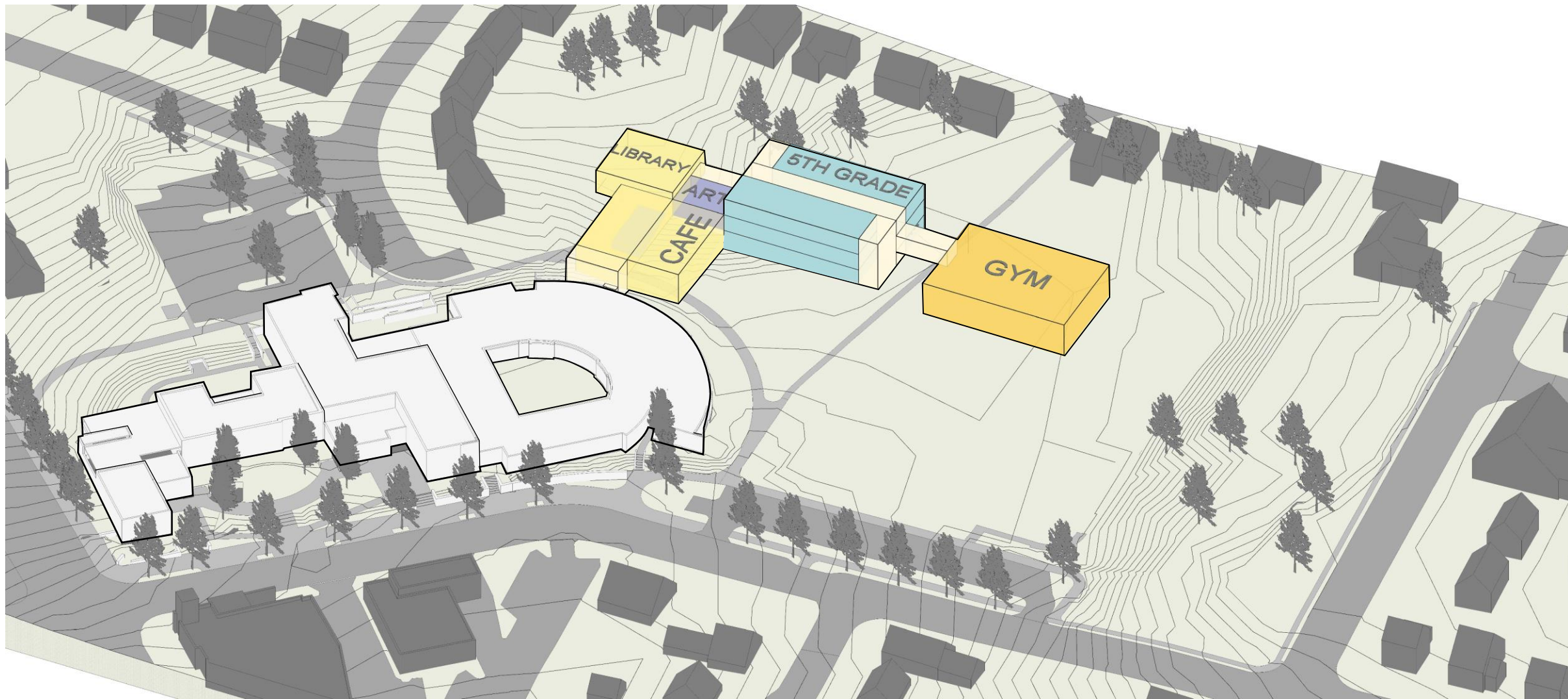
NORTH SCHEME OPTION B



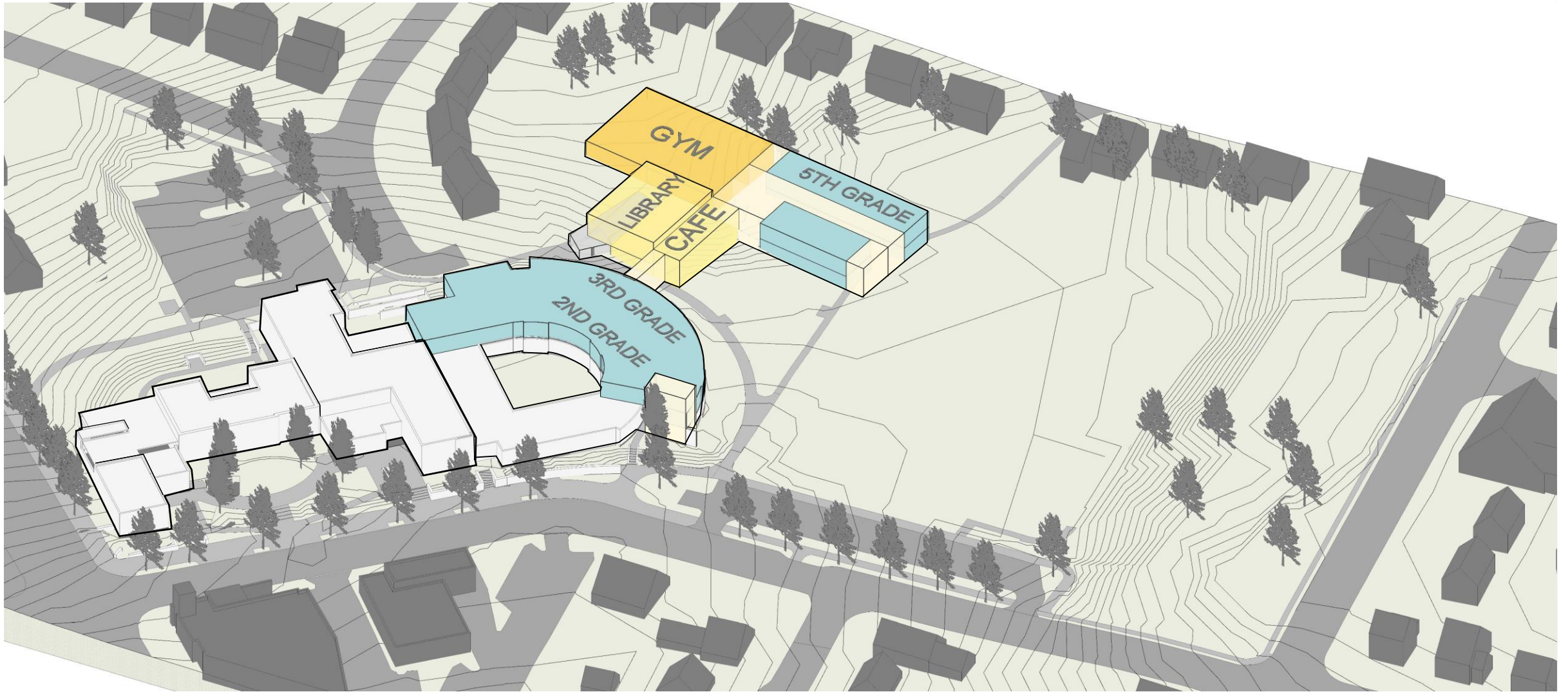
NORTH SCHEME OPTION B



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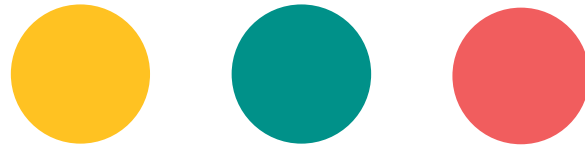
NORTH SCHEME OPTION B



NORTH SCHEME PRECEDENT



EAST SCHEME



EAST SCHEME

Compact new building

Builds into hill

Clear views across site (both north/south and east west)

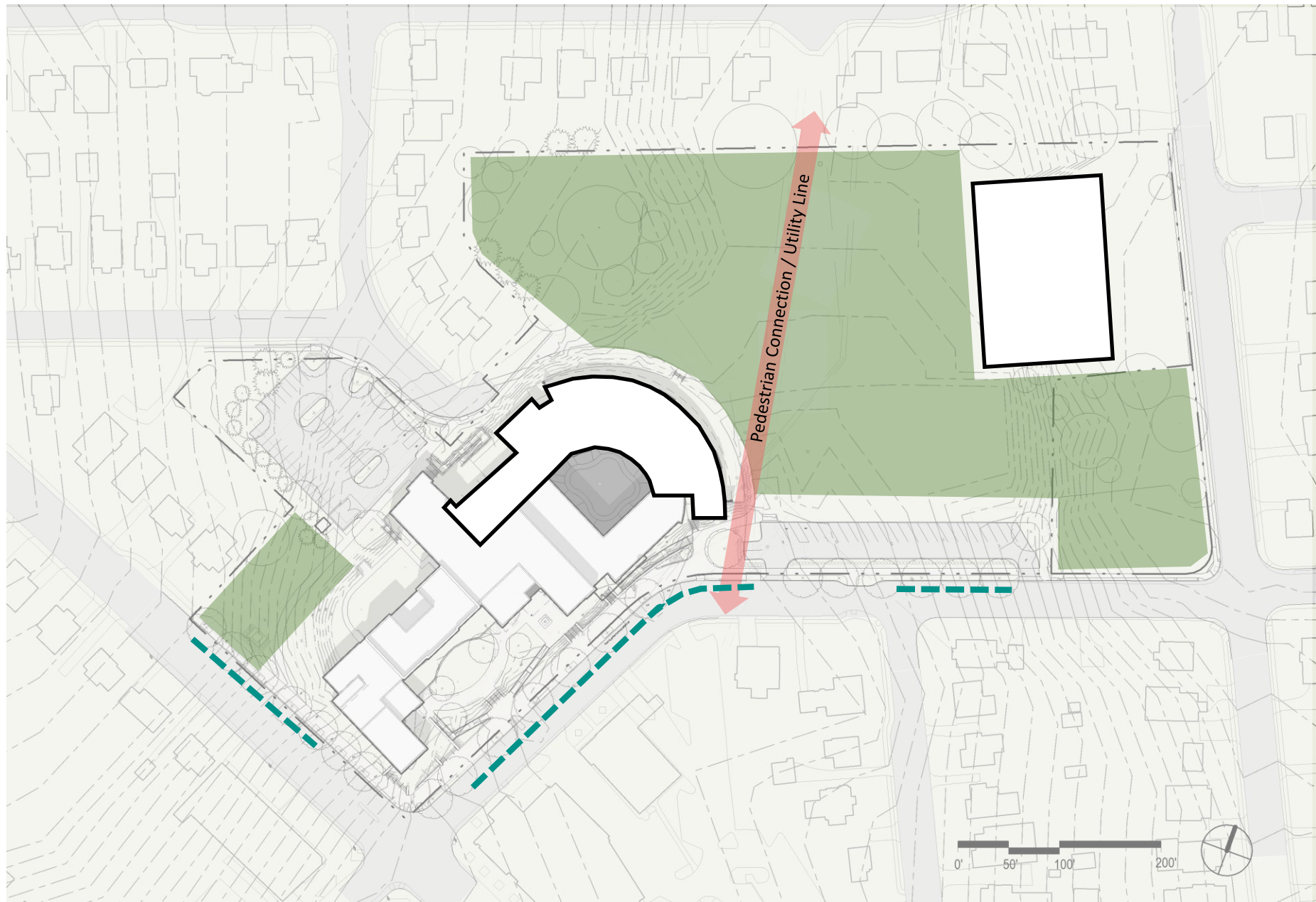
Preserves most all trees & green space behind library

Could use corner park in some way

Probably low-range cost option (higher staffing costs?)

22,000 SF

SF NEW BUILDING FOOTPRINT



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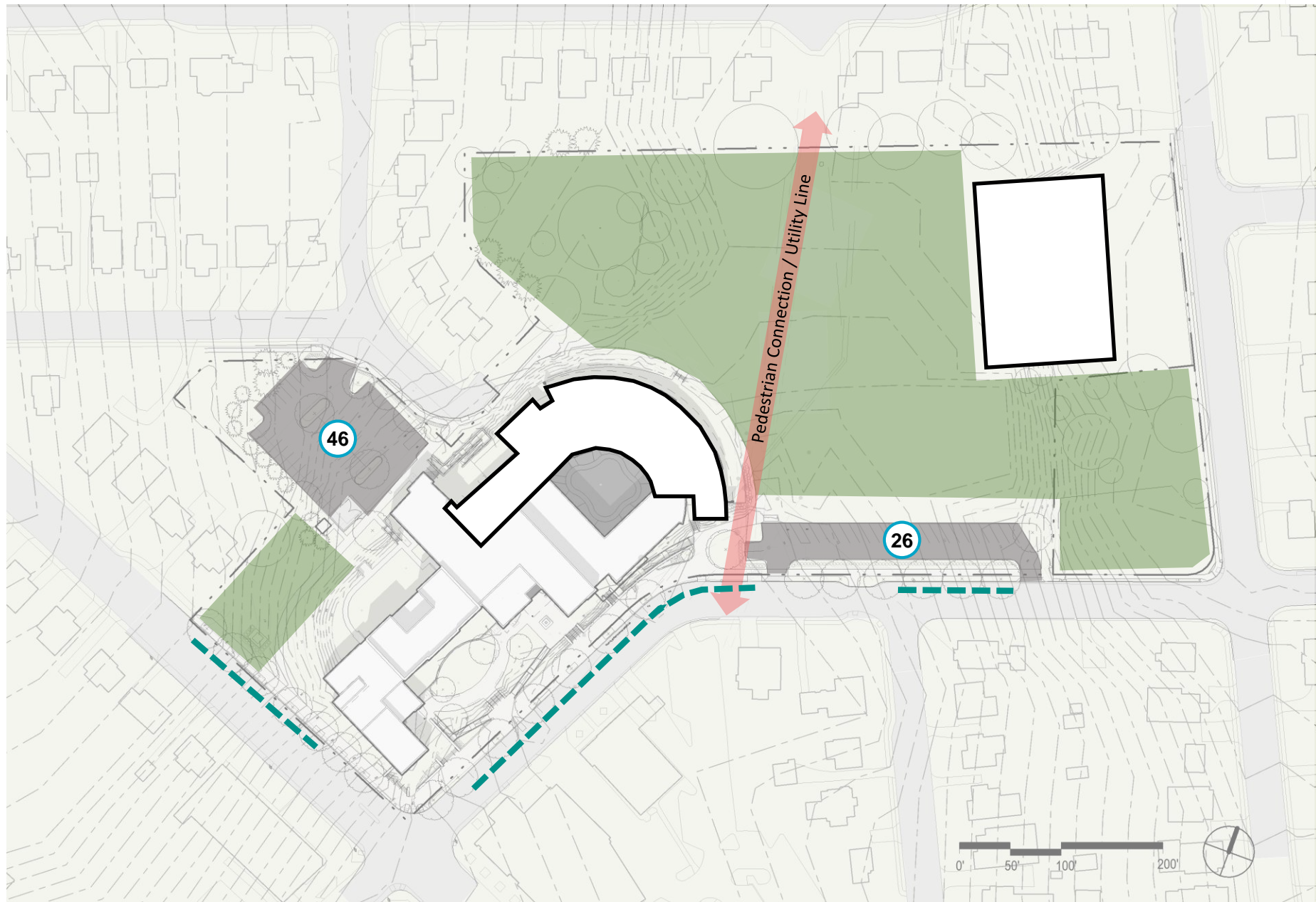
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72

SPACES ON-SITE, EXISTING



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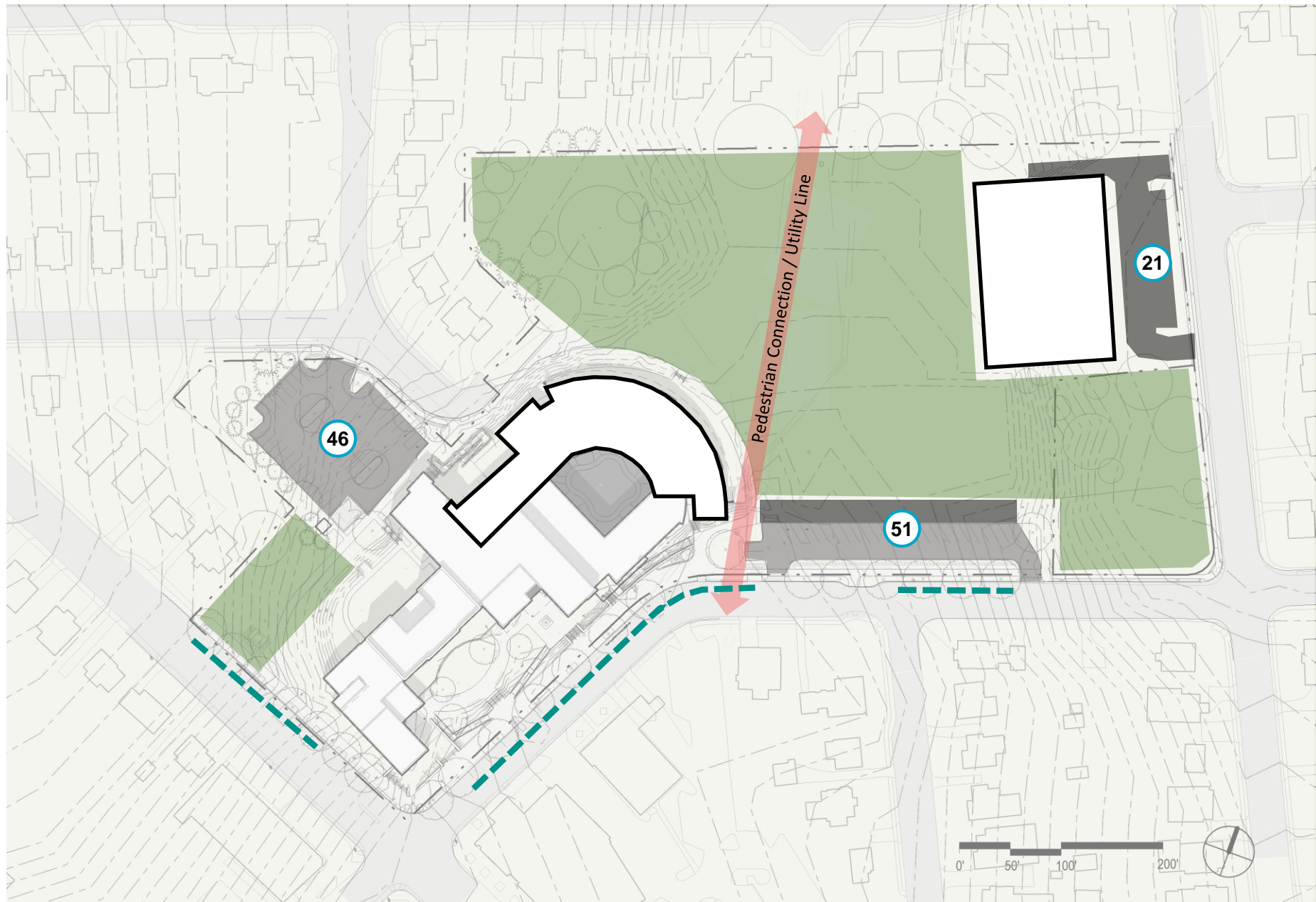
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12,500 SF

SF NEW PARKING FOOTPRINT

118

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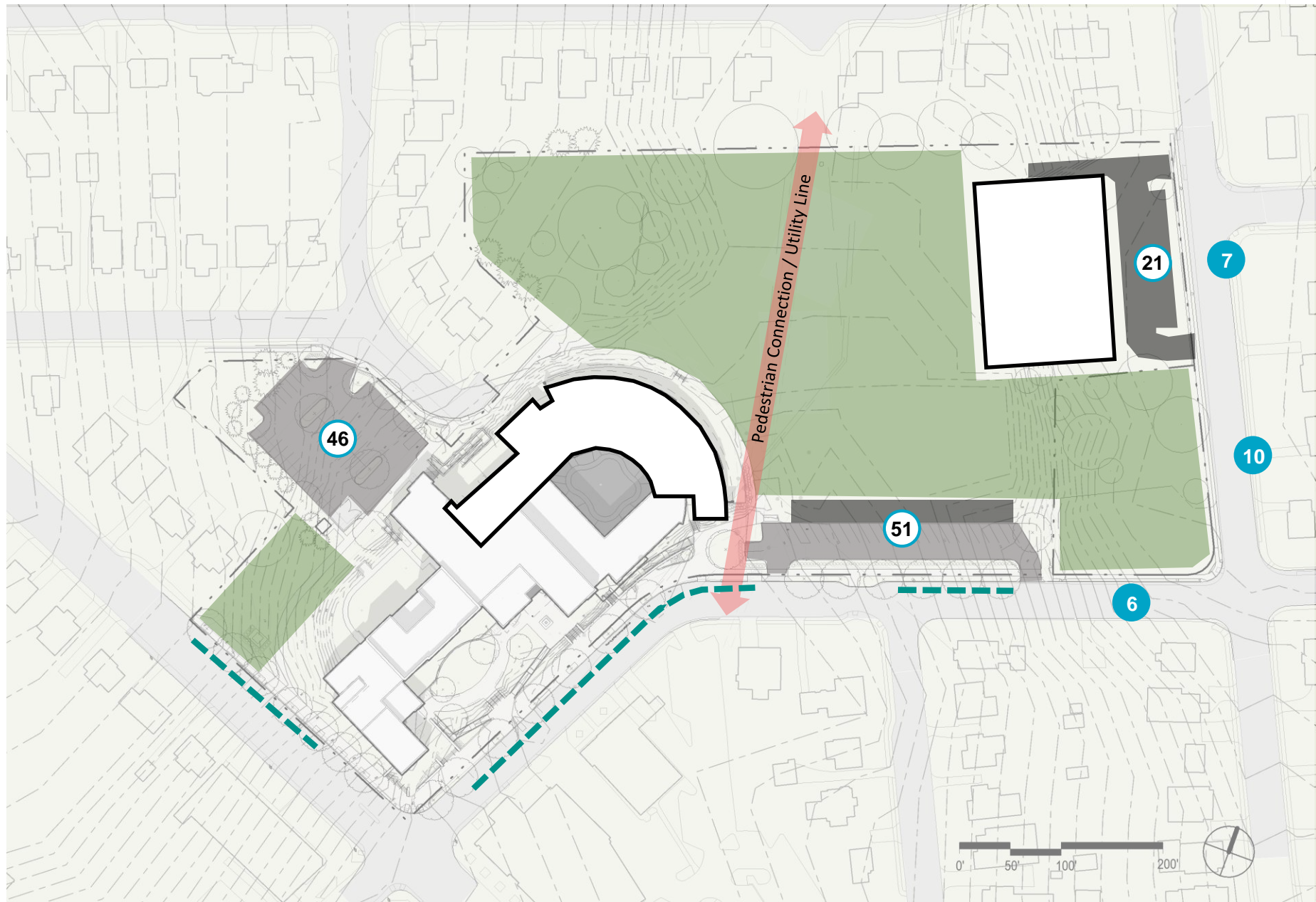
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23 SPACES ON-STREET

141 TOTAL SPACES



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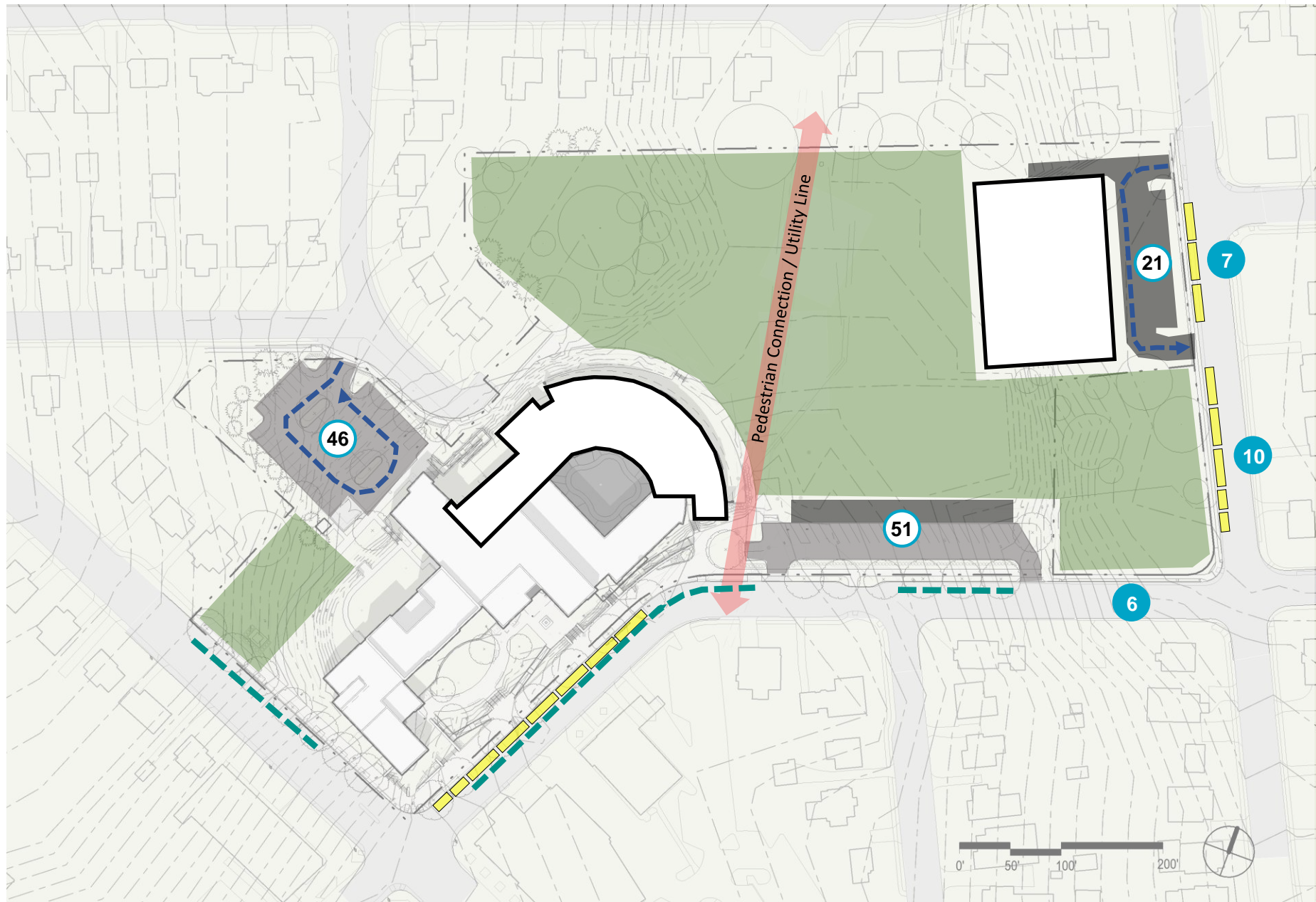
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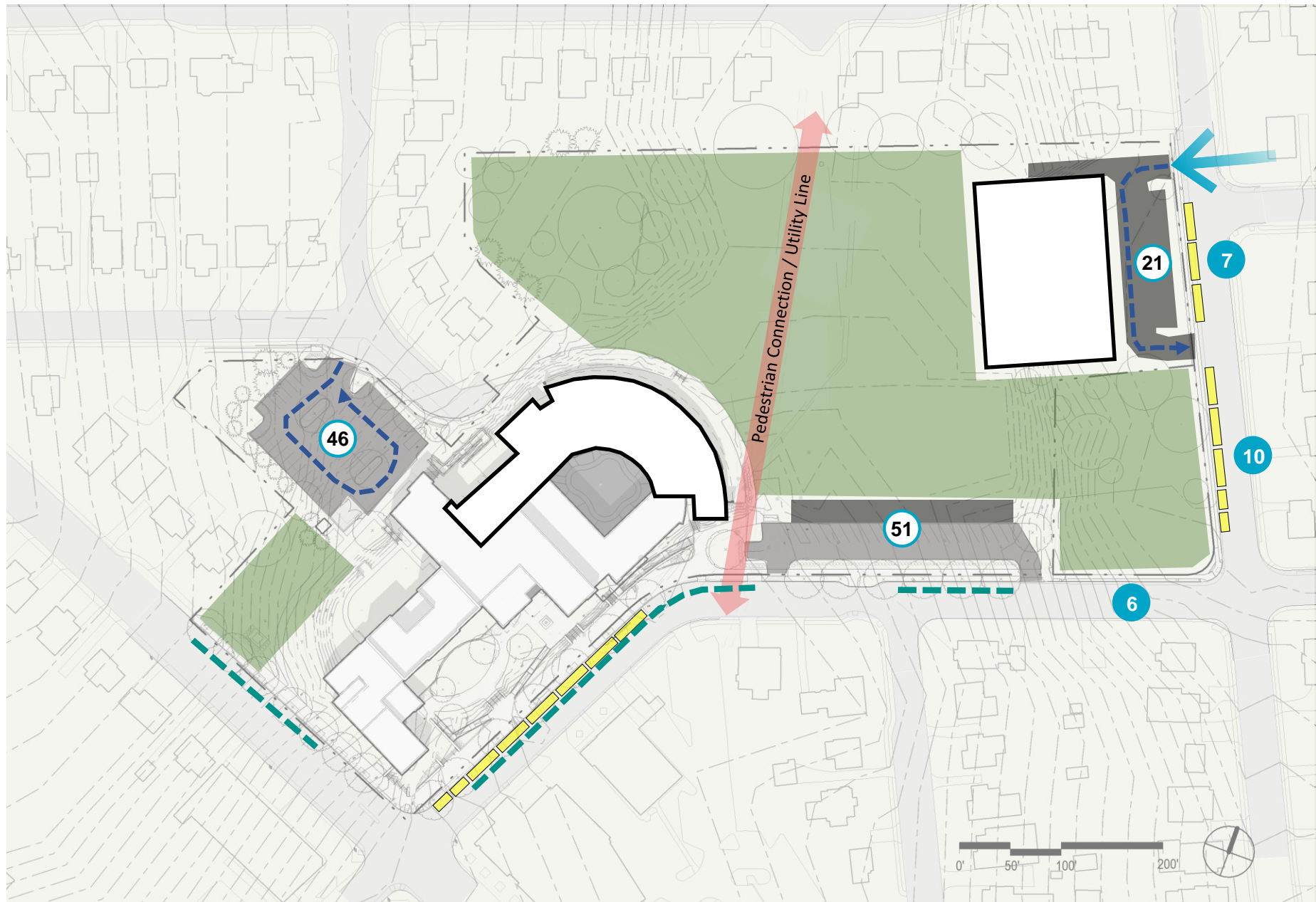
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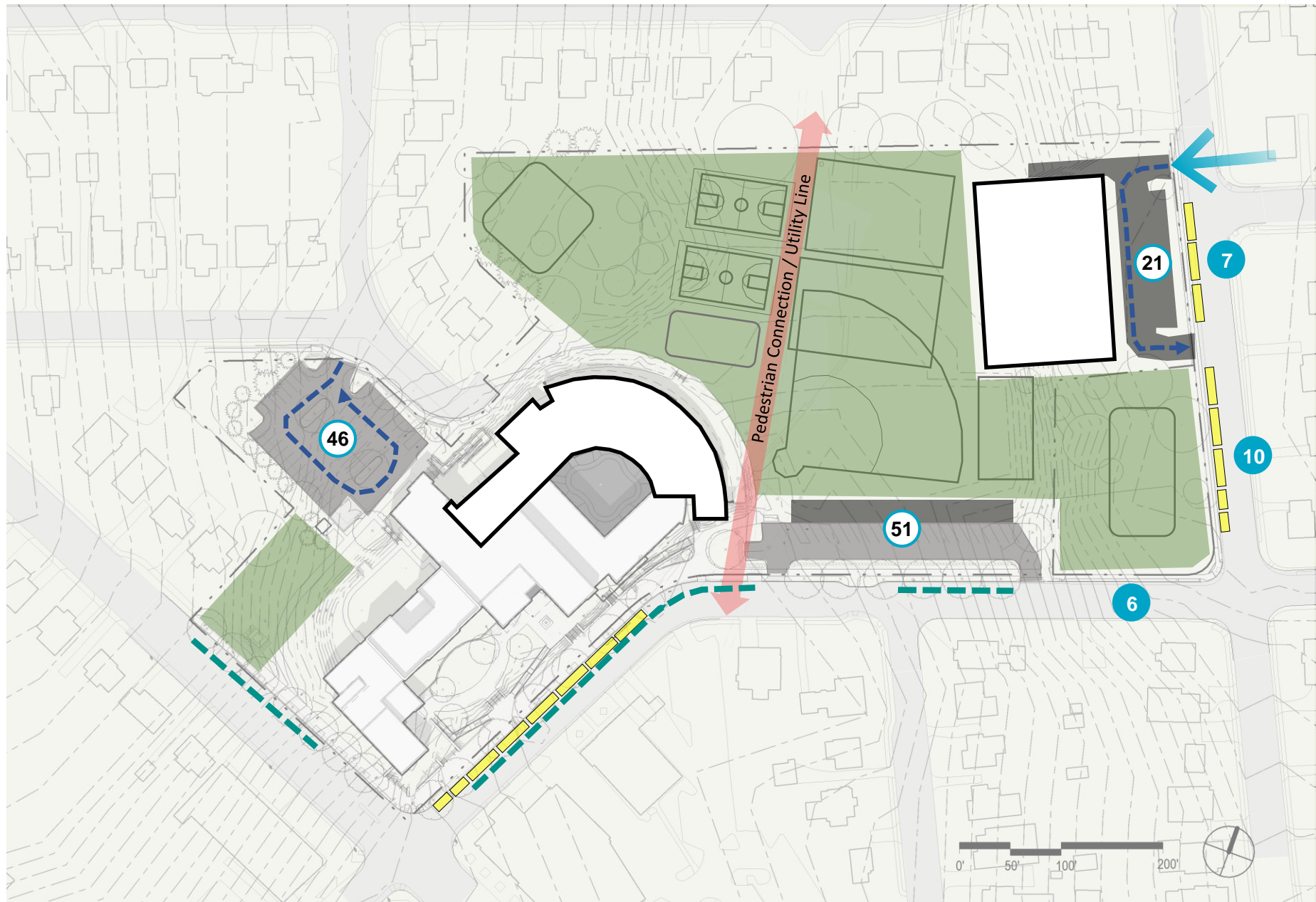
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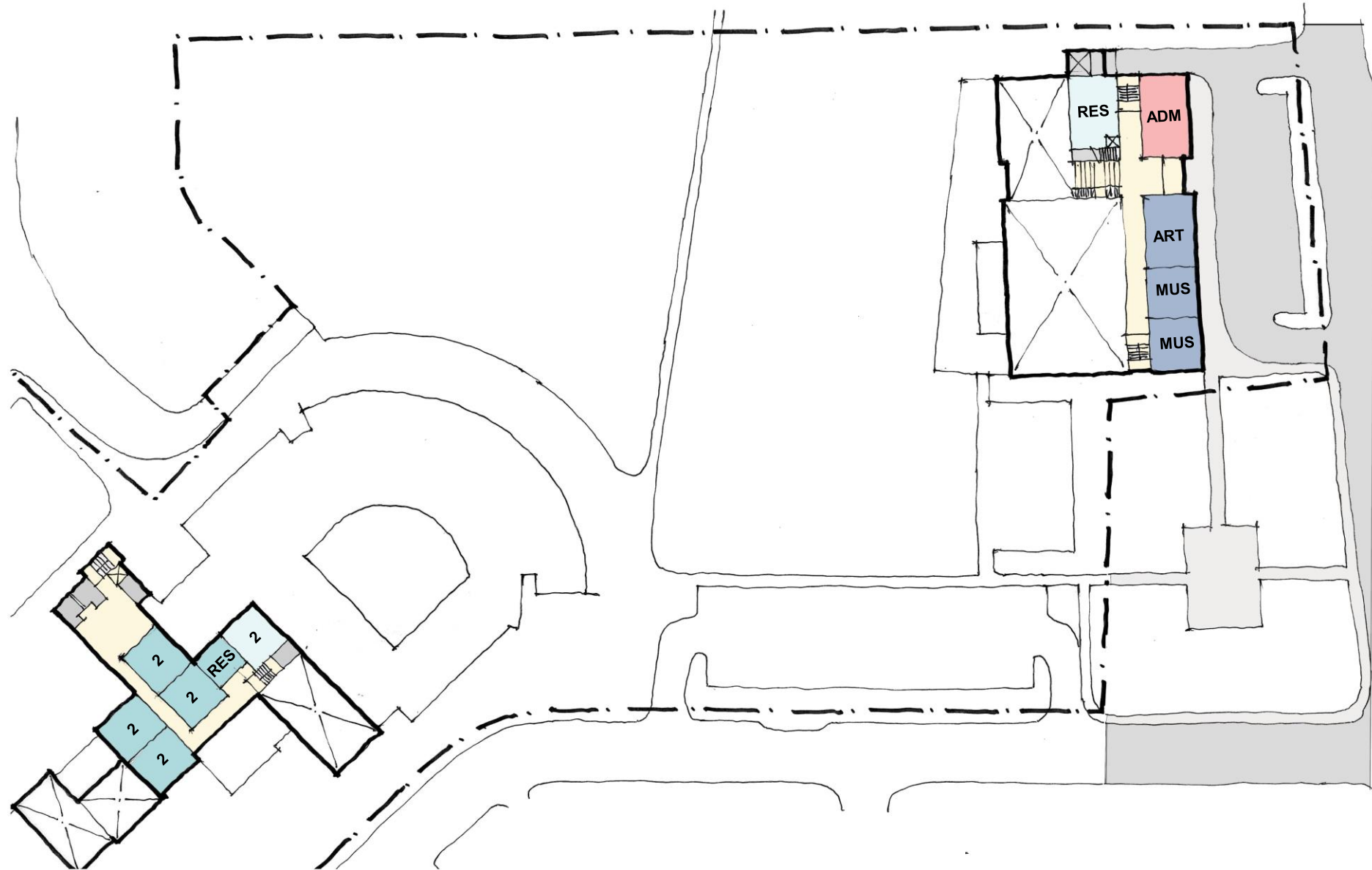
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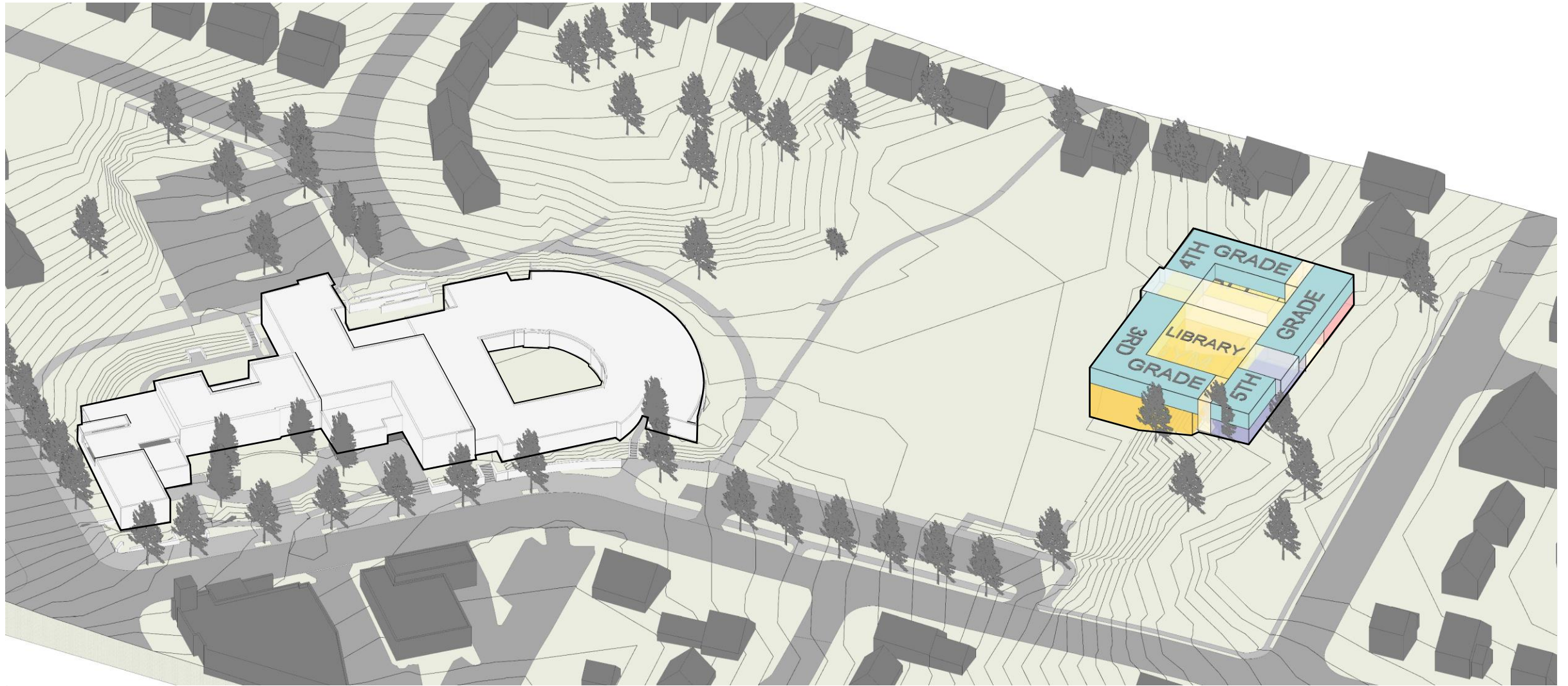
EAST SCHEME



EAST SCHEME



EAST SCHEME



EAST SCHEME PRECEDENT



SOUTH SCHEME

New building addresses street in same manner as existing building

Contiguous open space oriented to residential side

Preserves most all trees

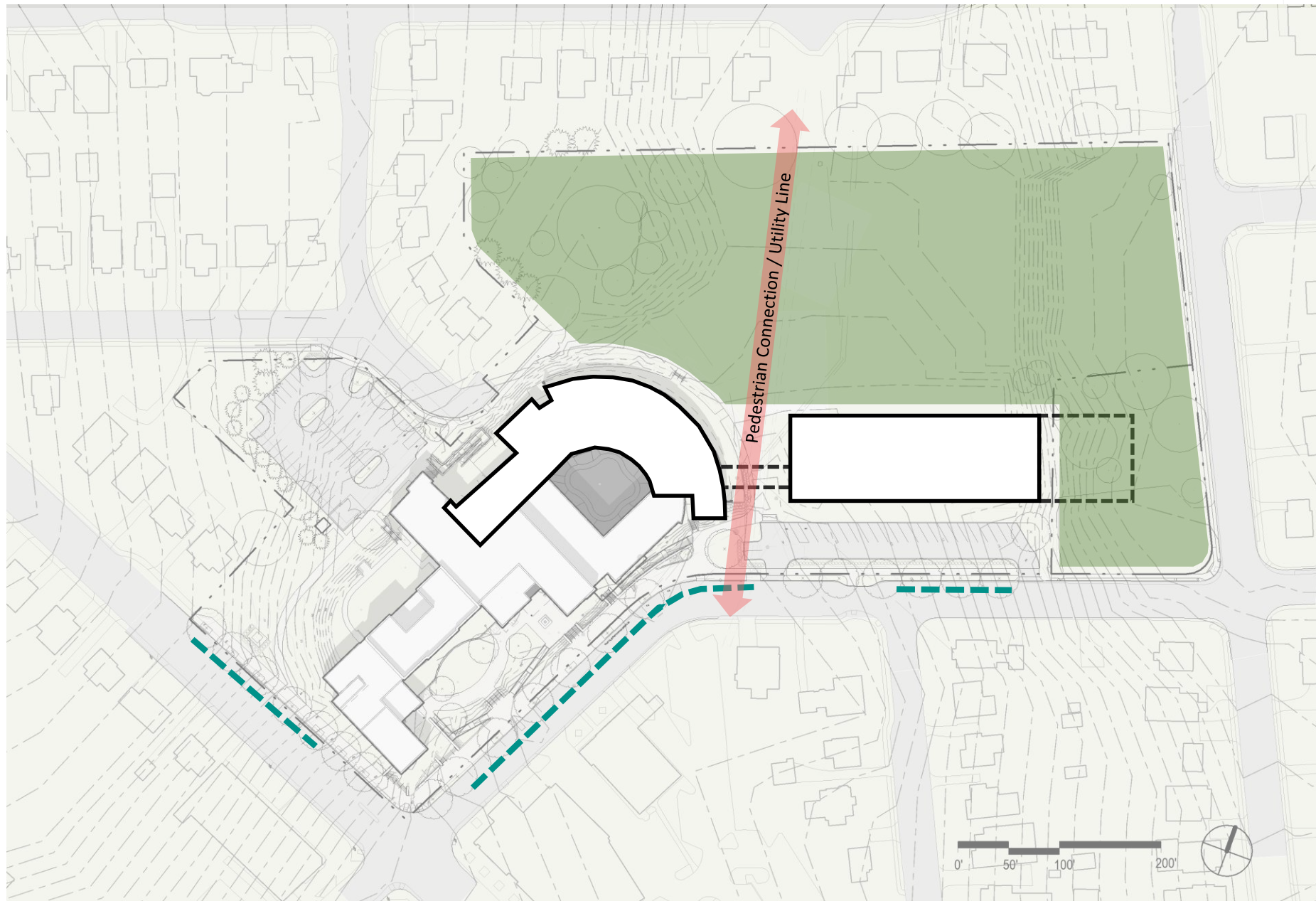
Smallest new building footprint

Could use corner park in some way

Probably mid-range cost option

17,600 SF

SF NEW BUILDING FOOTPRINT



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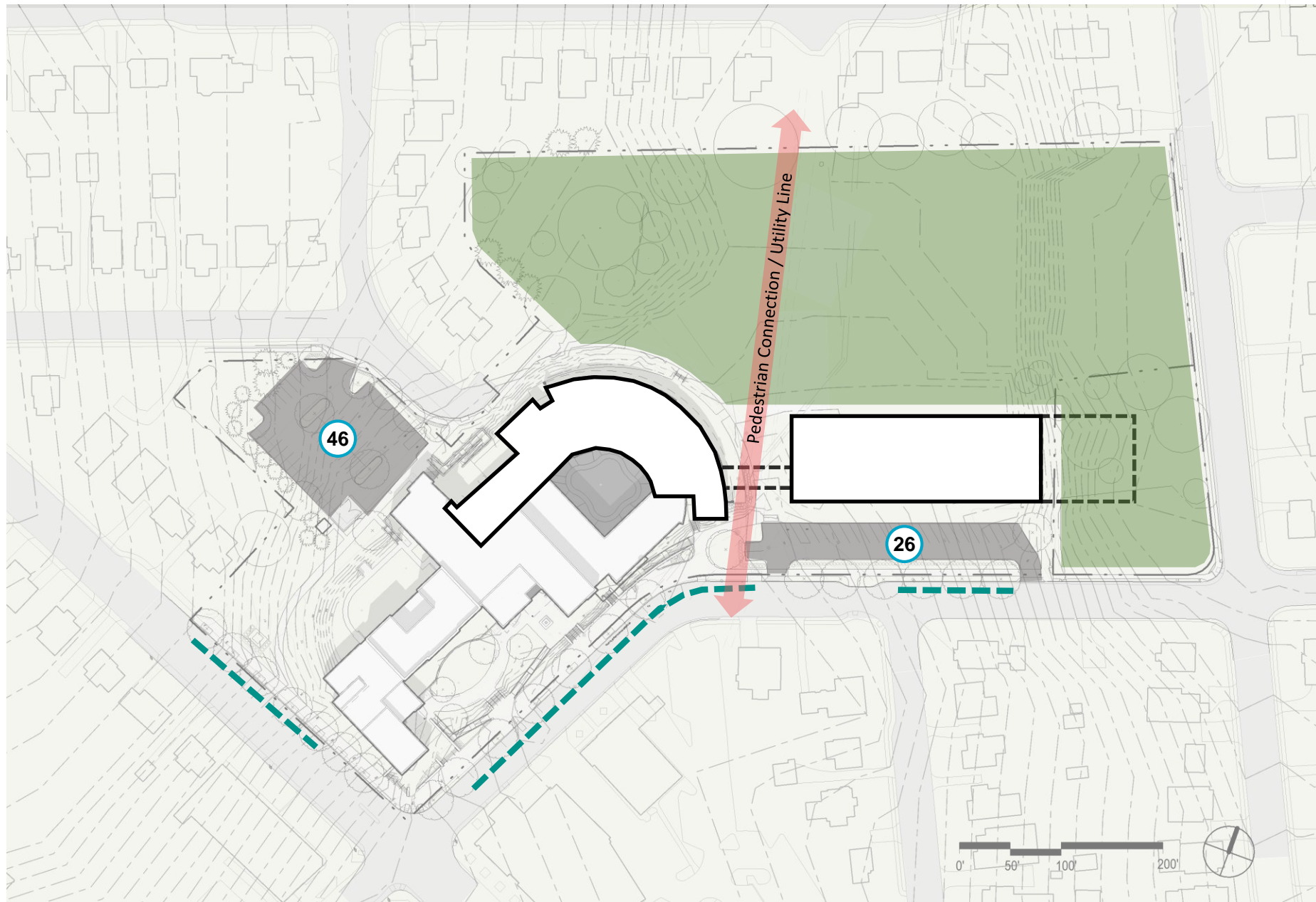
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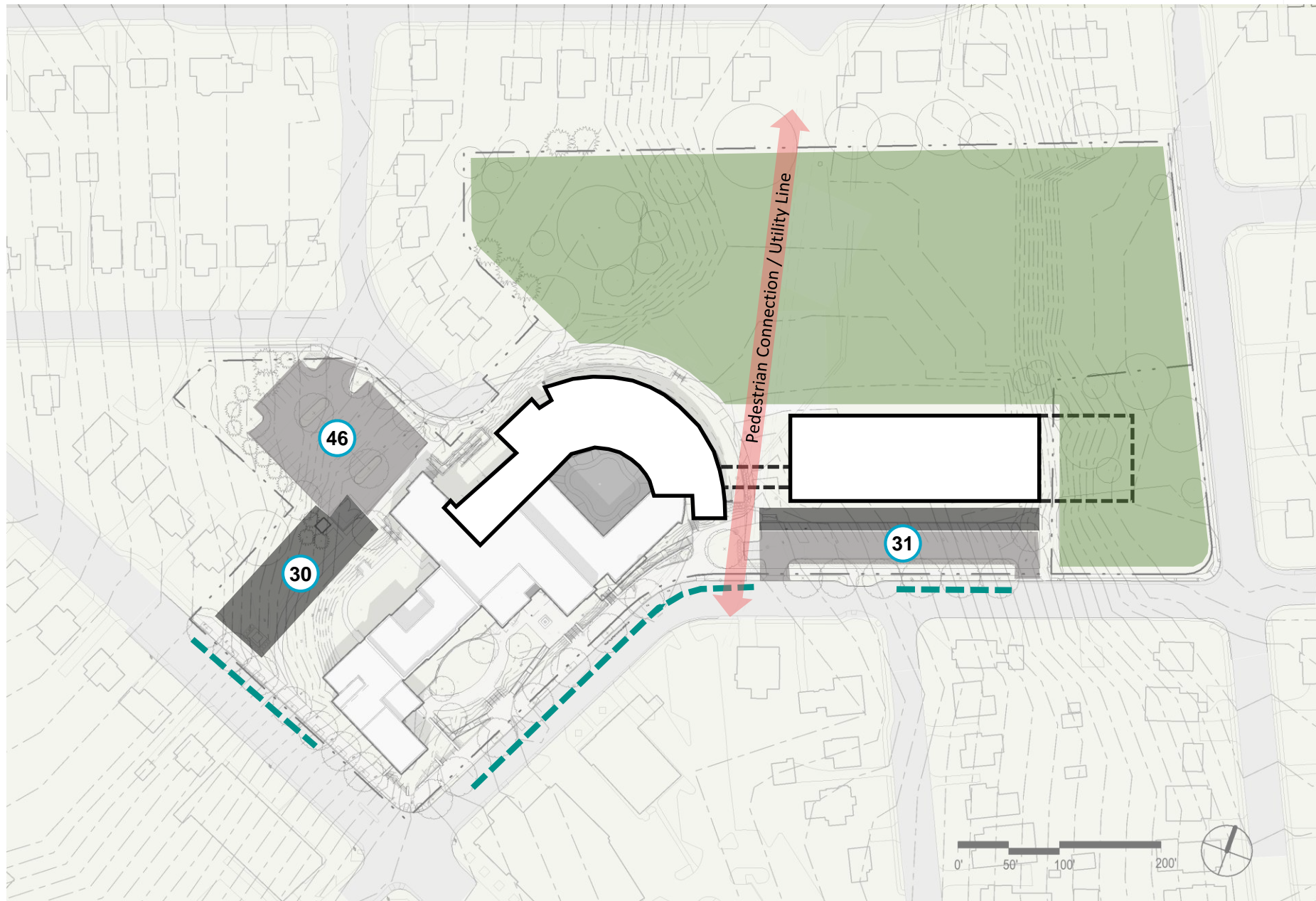
SF NEW BUILDING FOOTPRINT

12,100 SF

SF NEW PARKING FOOTPRINT

107

SPACES ON-SITE, PROPOSED



SOUTH SCHEME

New building addresses street in same manner as existing building

Contiguous open space oriented to residential side

Preserves most all trees

Smallest new building footprint

Could use corner park in some way

Probably mid-range cost option

17,600 SF

SF NEW BUILDING FOOTPRINT

12,100 SF

SF NEW PARKING FOOTPRINT

107

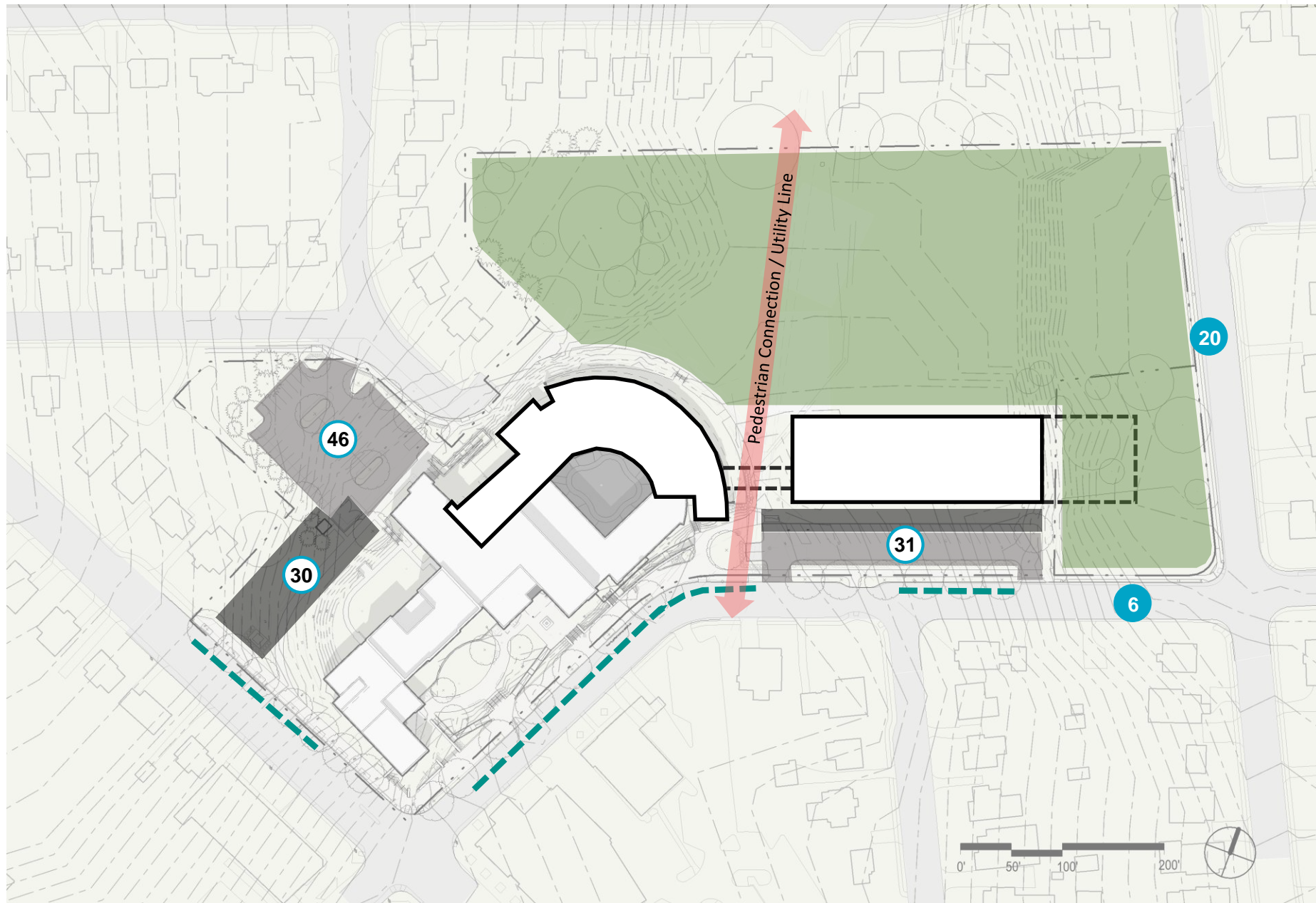
SPACES ON-SITE

26

SPACES ON-STREET

133

TOTAL SPACES



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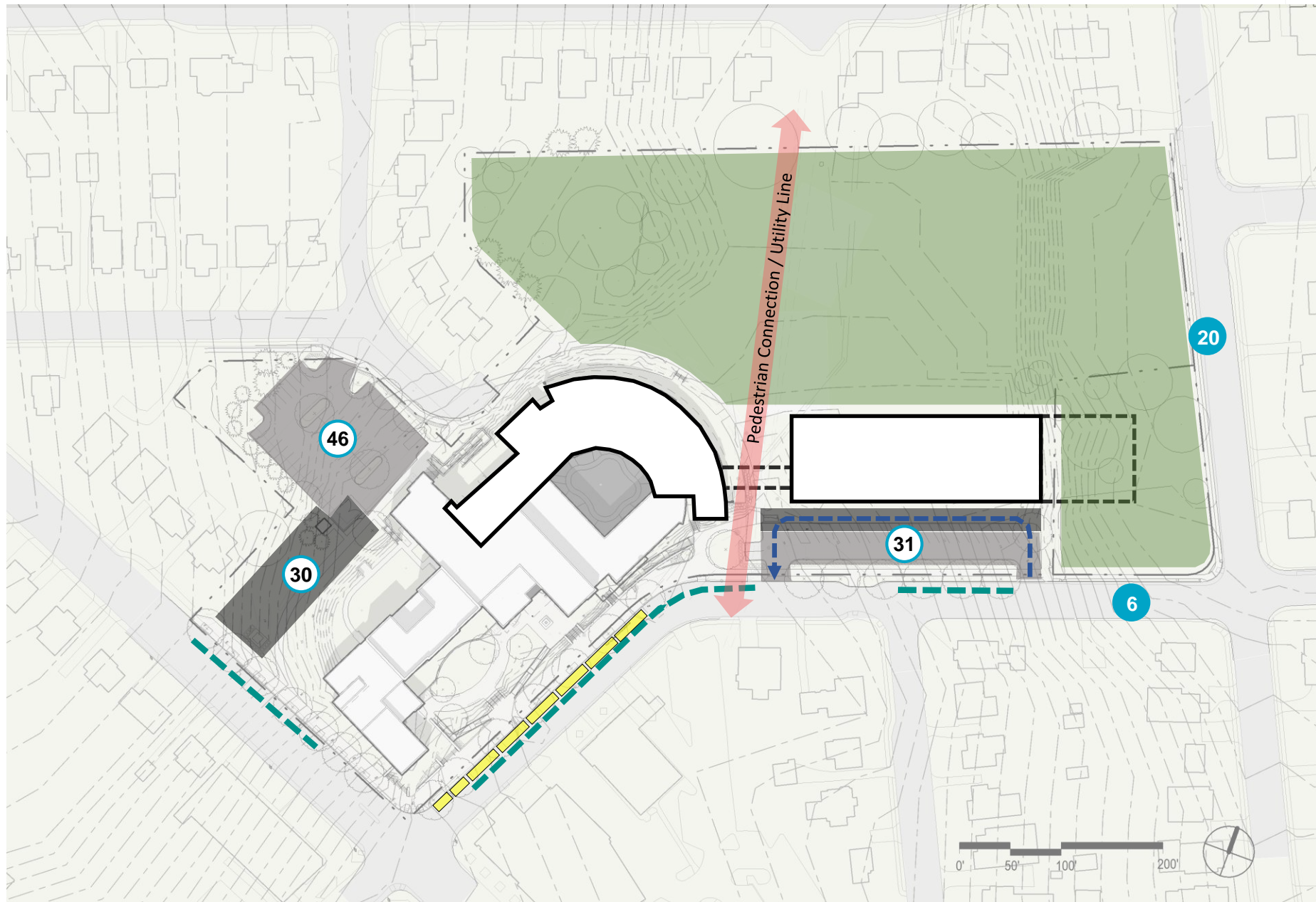
17,600 SF SF NEW BUILDING FOOTPRINT

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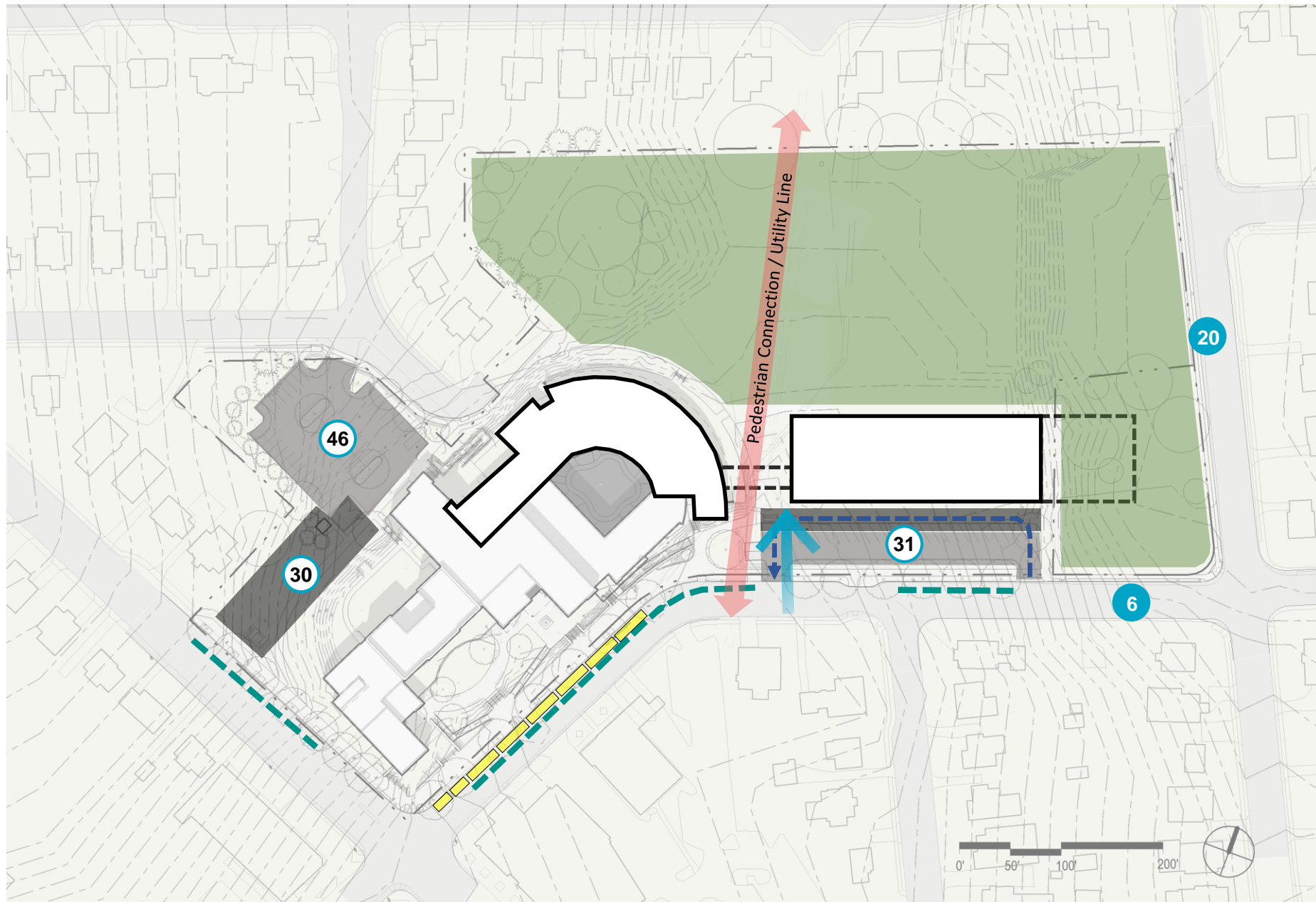
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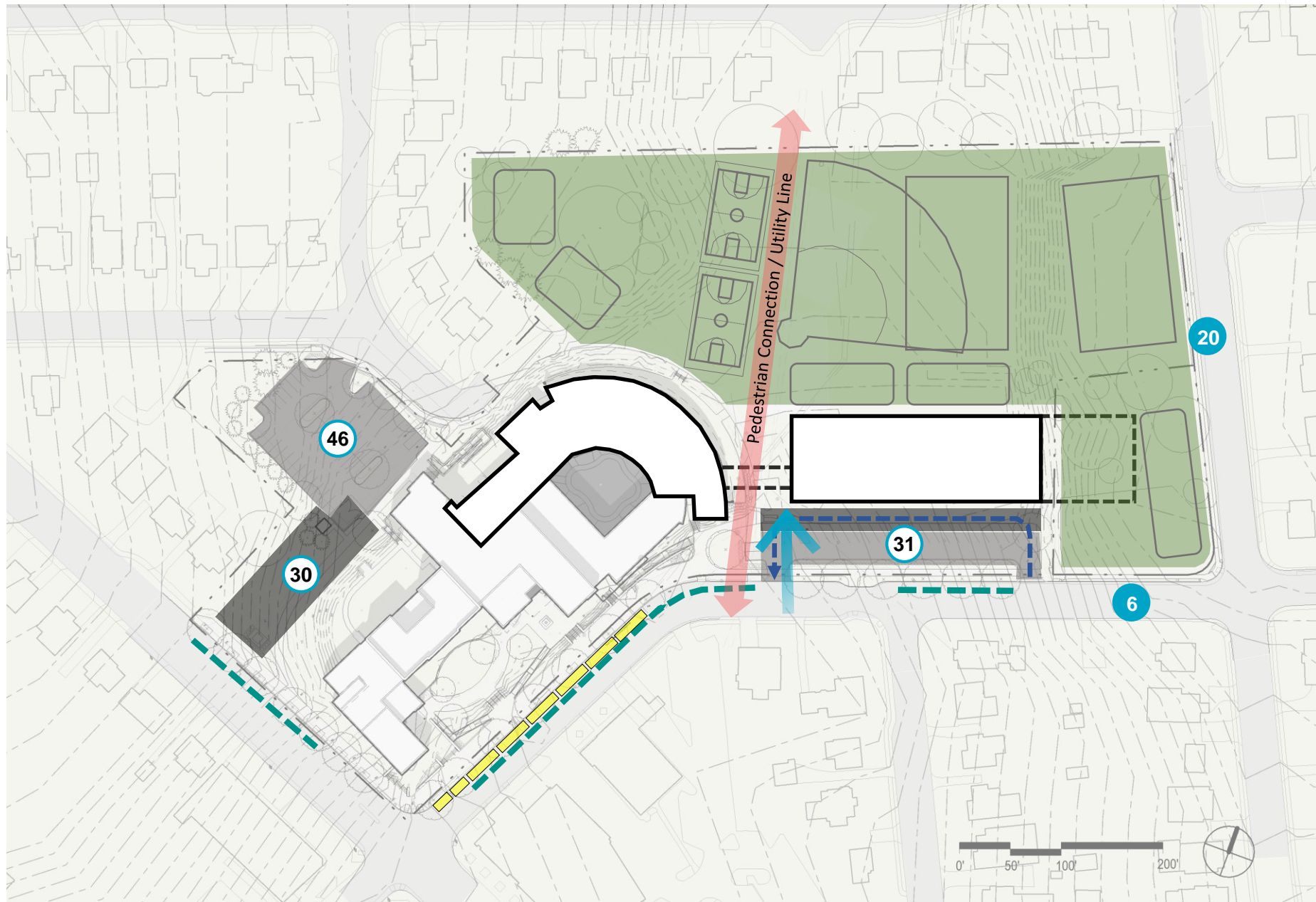
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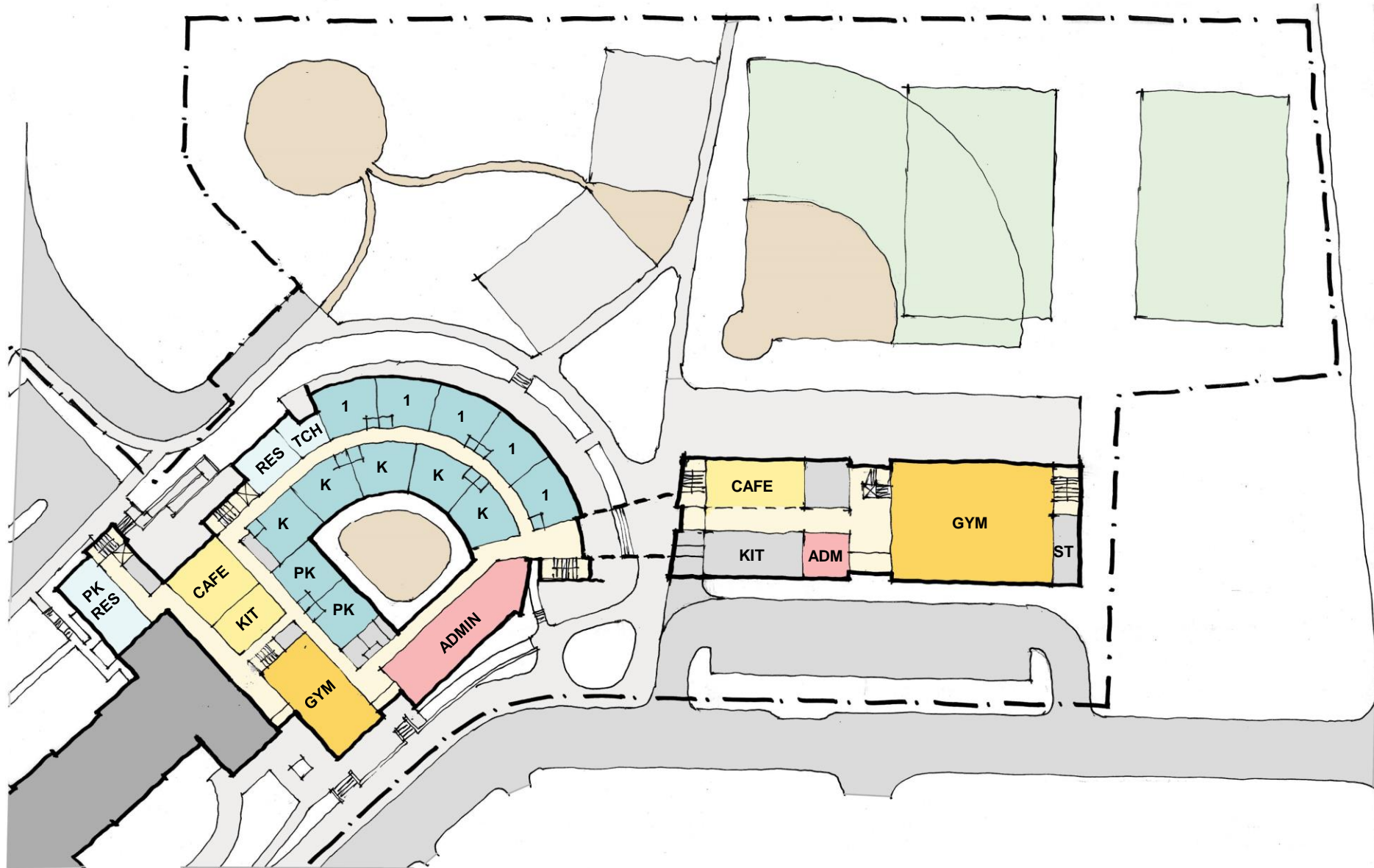
107 SPACES ON-SITE

26 SPACES ON-STREET

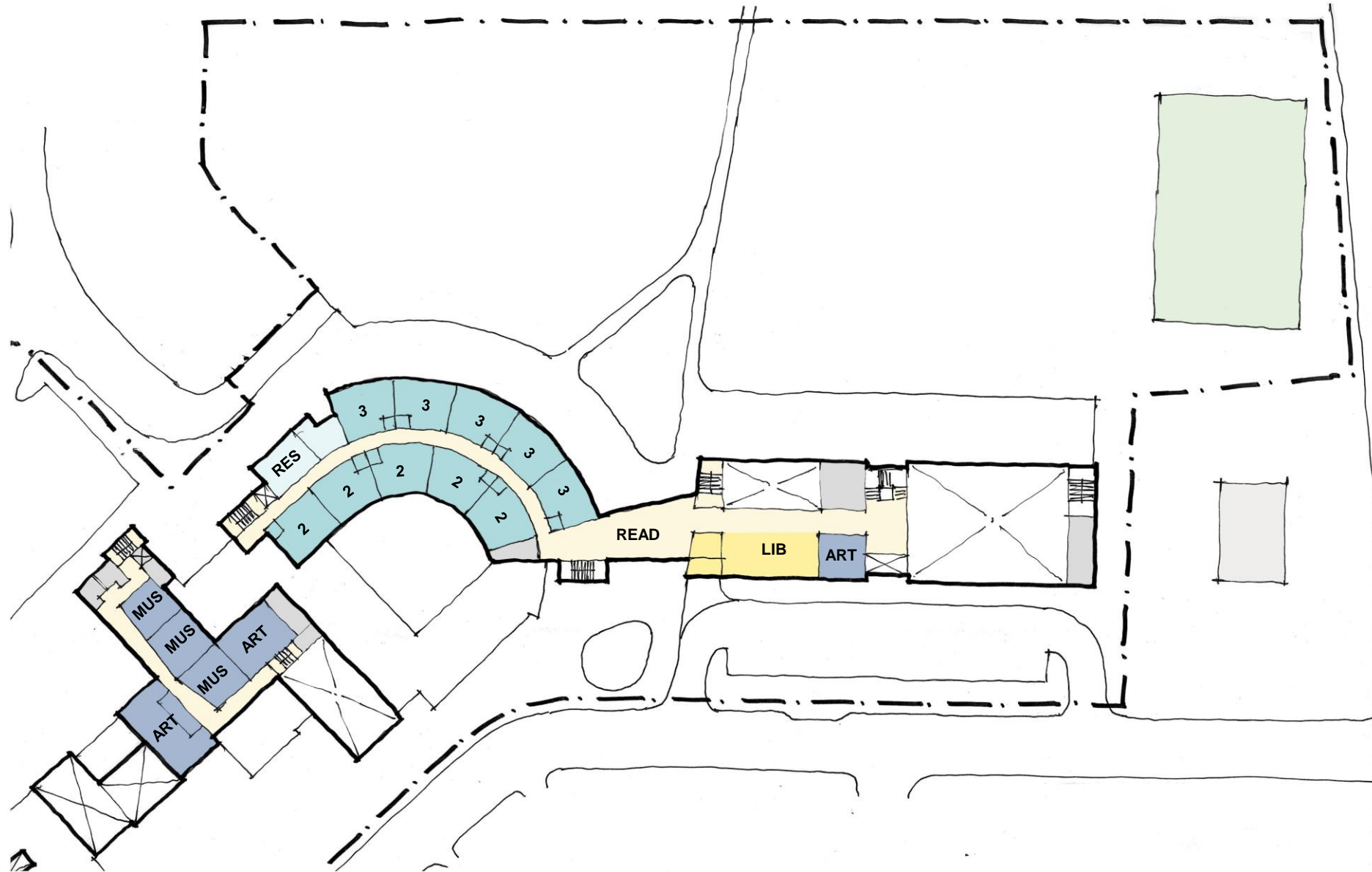
133 TOTAL SPACES



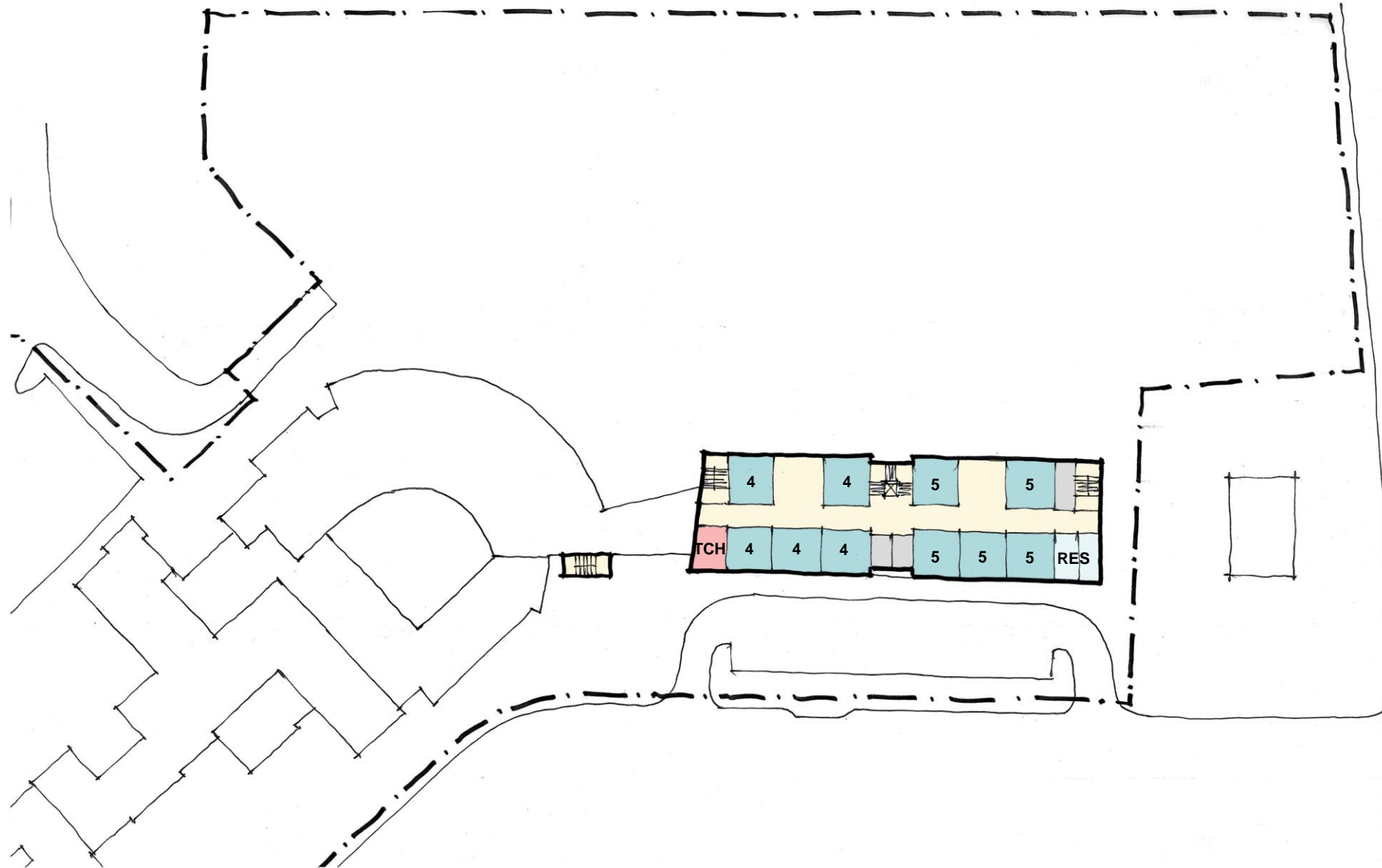
SOUTH SCHEME OPTION B



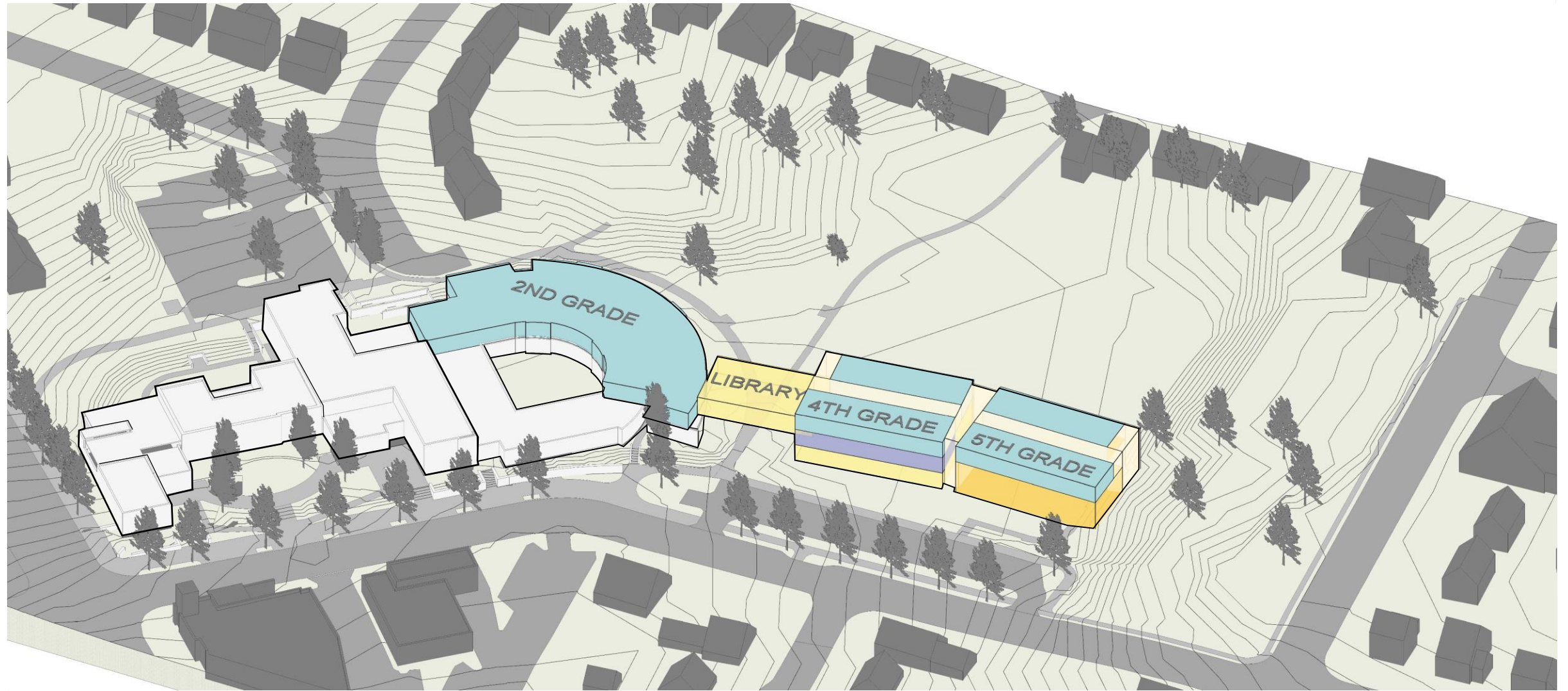
SOUTH SCHEME OPTION B



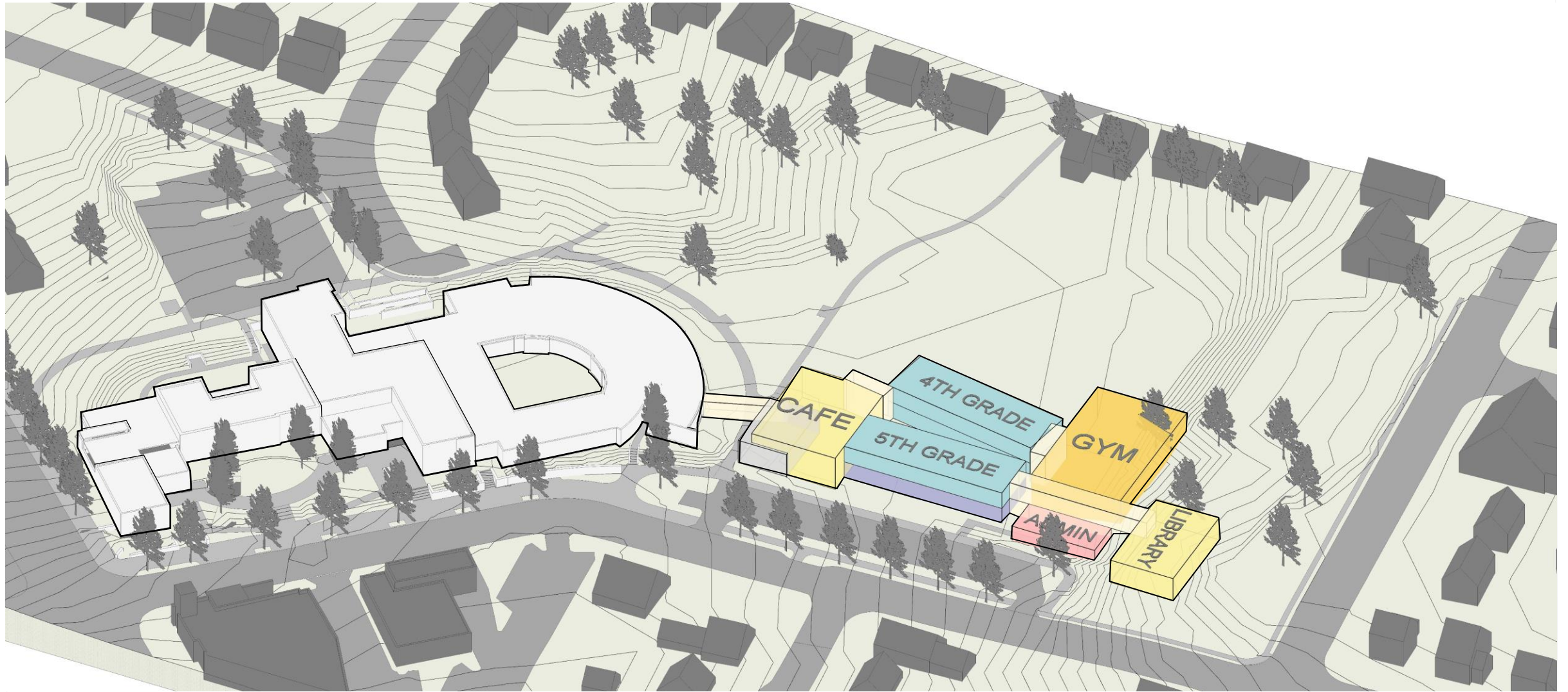
SOUTH SCHEME OPTION B



SOUTH SCHEME OPTION B



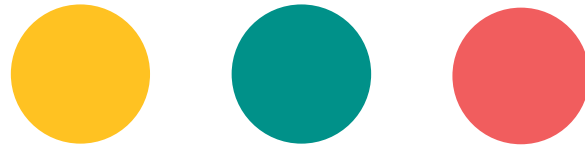
SOUTH SCHEME OPTION A



SOUTH SCHEME PRECEDENT



COMPARISONS



SOUTH SCHEME

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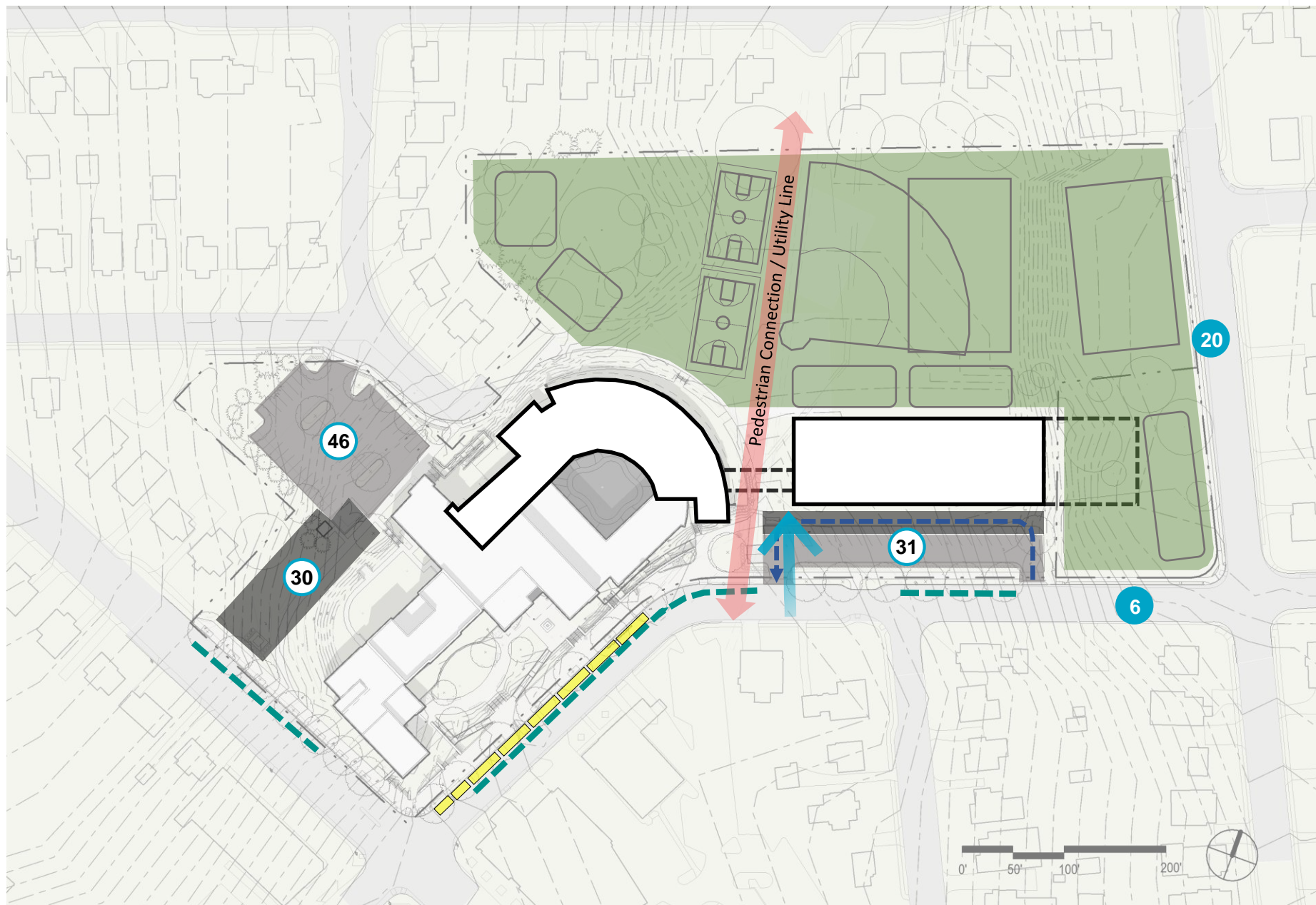
17,600 SF SF NEW BUILDING FOOTPRINT

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26 SPACES ON-STREET

133 TOTAL SPACES



EAST SCHEME

Compact new building

Builds into hill

Clear views across site (both north/south and east west)

Preserves most all trees & green space behind library

Could use corner park in some way

Probably low-range cost option (higher staffing costs?)

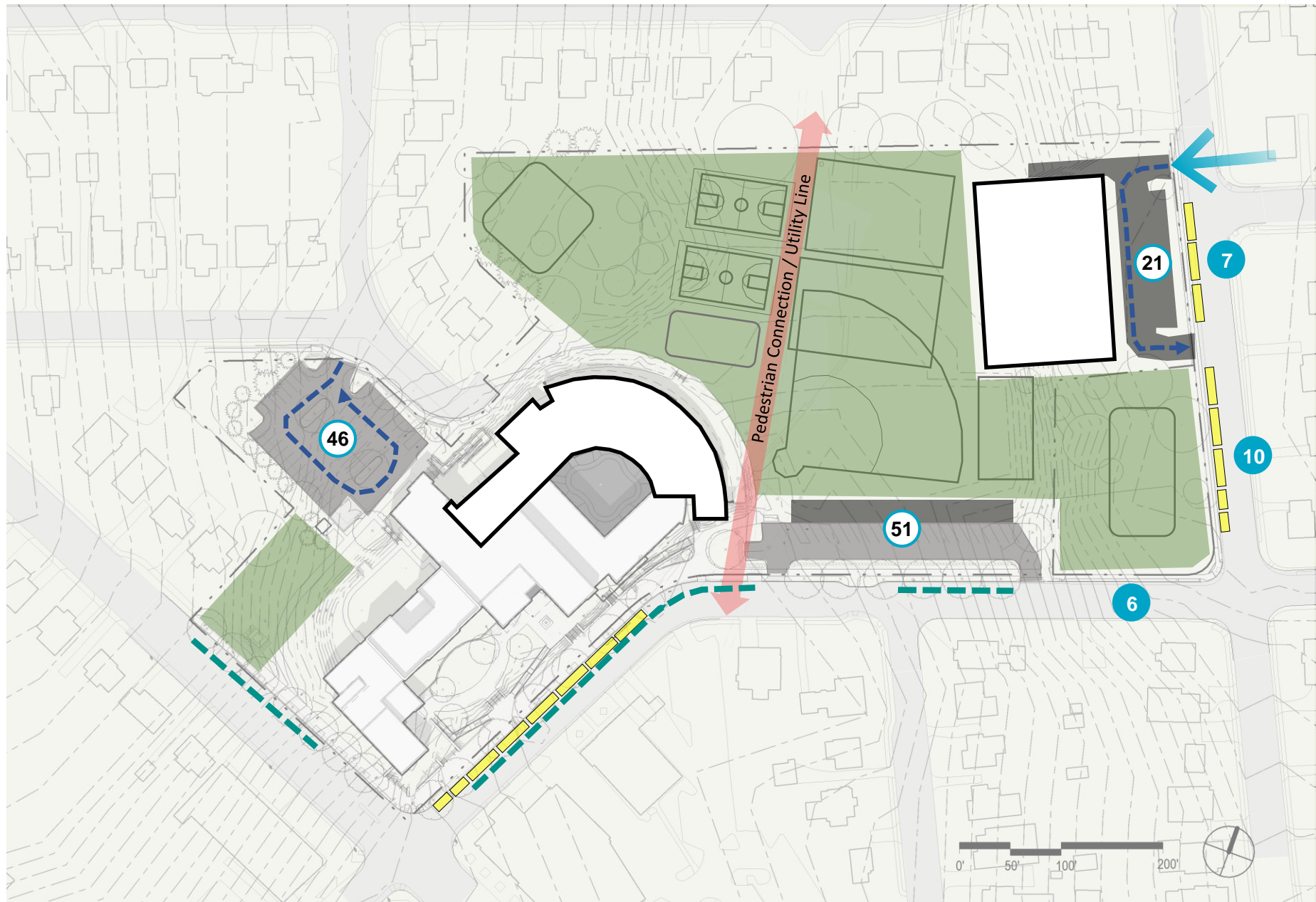
22,000 SF SF NEW BUILDING FOOTPRINT

12,500 SF SF NEW PARKING FOOTPRINT

118 SPACES ON-SITE

23 SPACES ON-STREET

141 TOTAL SPACES



NORTH SCHEME

New construction is “hidden” behind existing, but closer to neighbors

Clear school side and recreation side

Eliminates the most trees of any schemes

Largest new building footprint

Probably high-range cost option

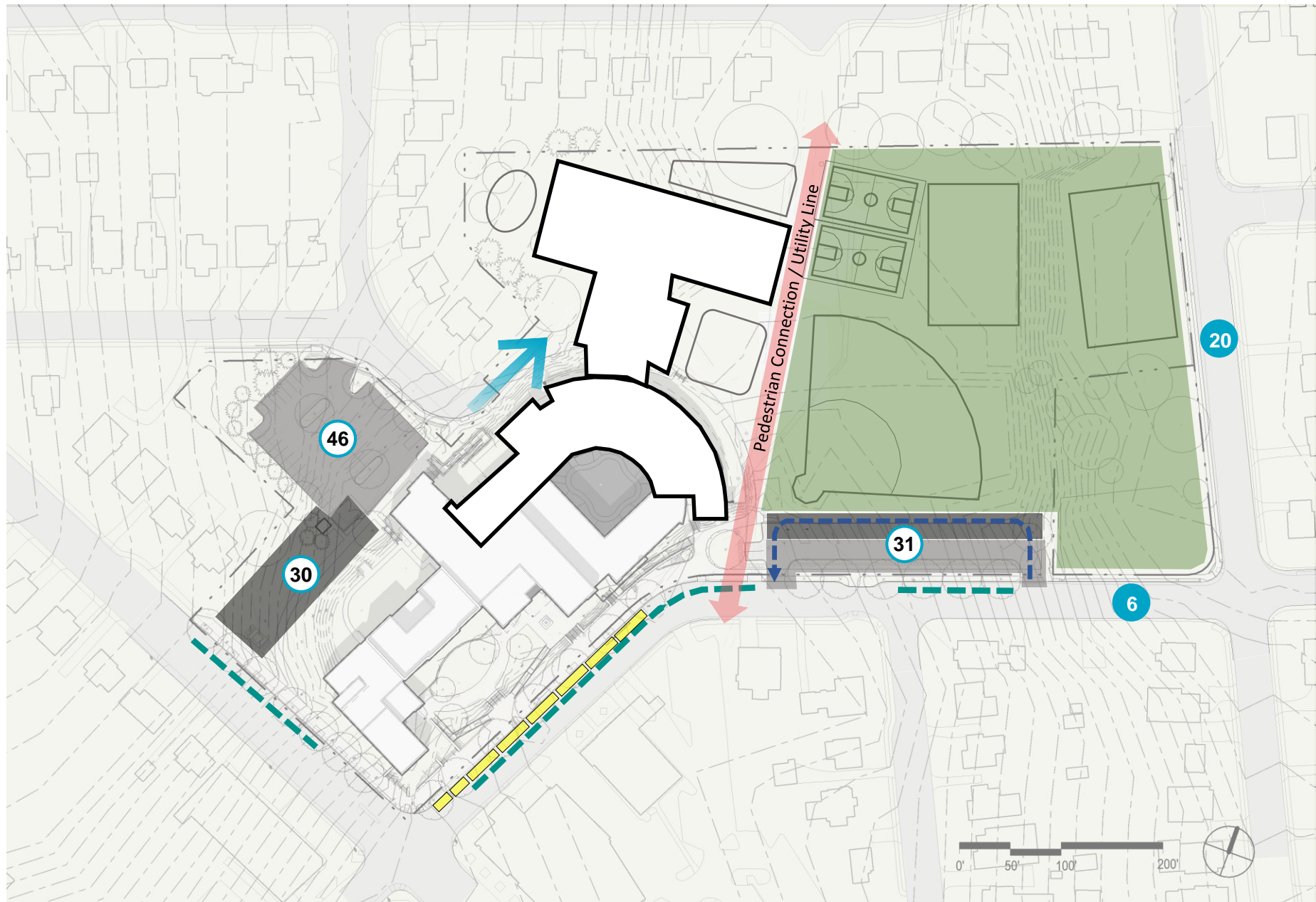
26,700 SF SF NEW BUILDING FOOTPRINT

12,100 SF SF NEW PARKING FOOTPRINT

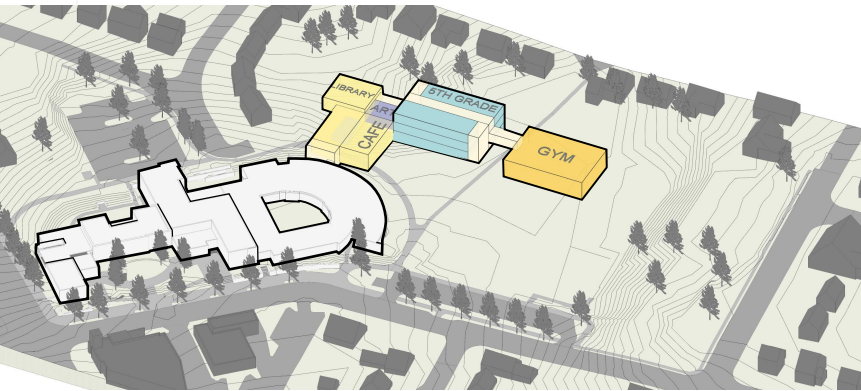
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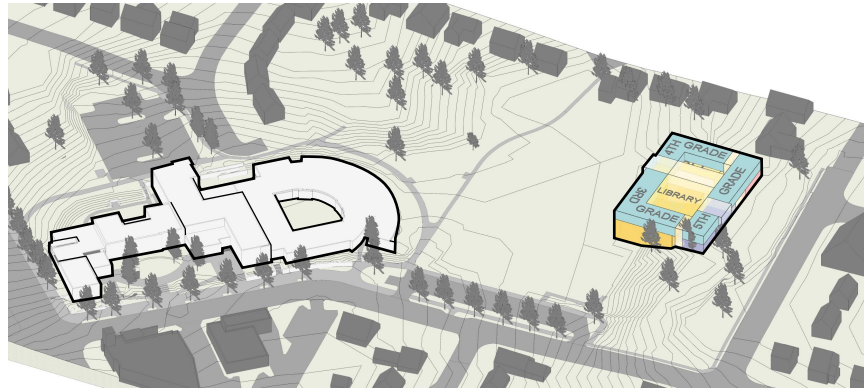


NORTH SCHEME



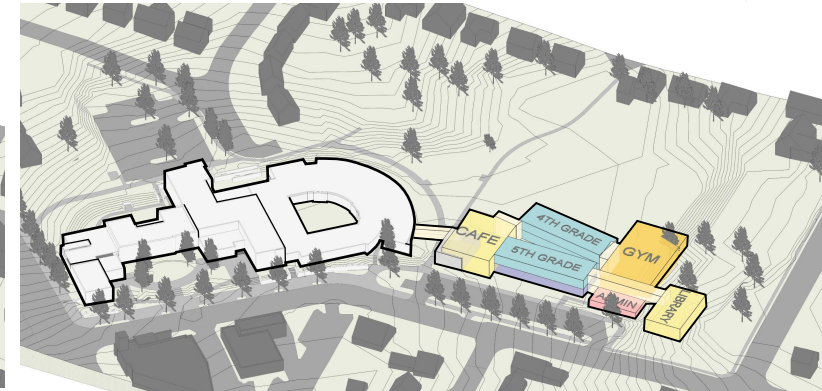
Option A

EAST SCHEME

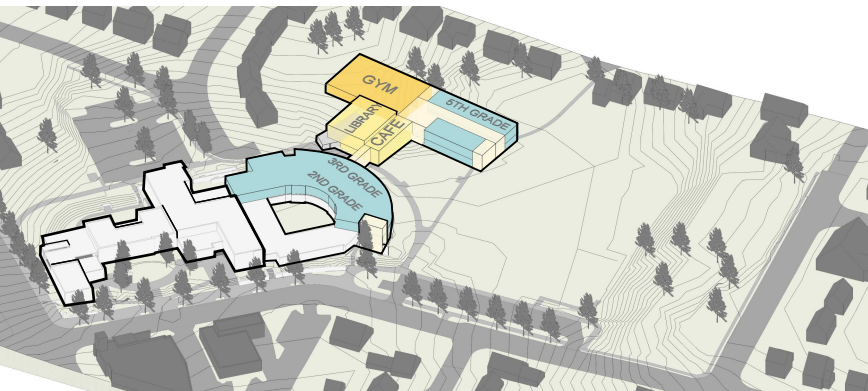


Option A

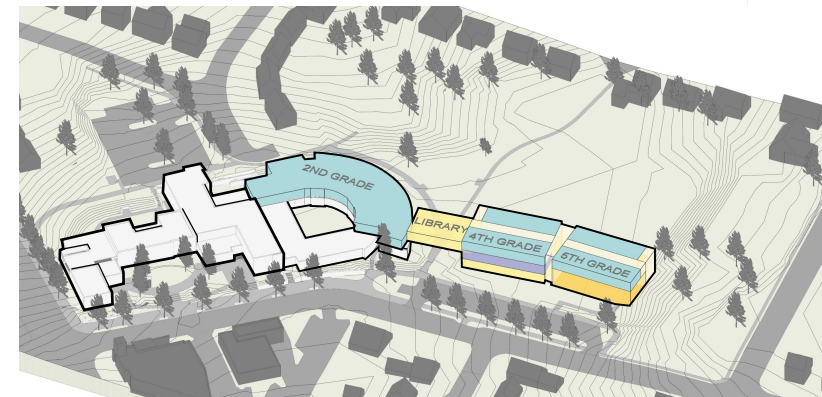
SOUTH SCHEME



Option A



Option B



Option B

SOUTH SCHEME

New building addresses street in same manner as existing building

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Probably mid-range cost option

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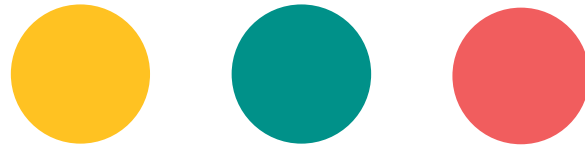
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133 TOTAL SPACES

PUBLIC COMMENTS FROM MEETING

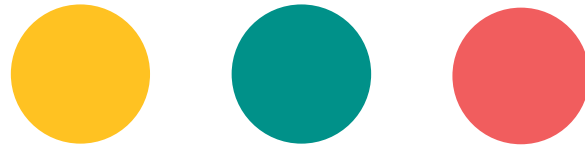


MEETING TAKEAWAYS: WHAT WE HEARD

Some items had broad consensus, some items were solitary comments

- Generally “B” Options are preferred which build on-top of existing school
- Preserve as much green space as possible
 - Verify consistency of overlapping play fields
- Which is the higher priority: the hills with trees as a play area or flat fields as play area?
 - Kids currently play on both
- Amount of parking remains an issue: traffic consultant to consider 66 toll and holiday retail
- Library or Art & Music are preferred options for Level 2 program in existing building
- Concerns about splitting school into upper and lower schools, although there is an interest to learn more
 - Ability of high performing kids to cross grades may be compromised
 - Functionality/efficiency of staff not yet understood
 - Potential duplication of program
- Verify structural capacity for potential 2nd and/or 3rd level addition to existing building
- Appears that North and South Schemes equally preferred over East Scheme / consider East Scheme in North location
- Options exist for mixing parts of all schemes
- Consider demolishing 1 story part of existing building and building on same footprint

7. NEXT STEPS & ADJORN



NEXT STEPS

1. Finalize survey of existing conditions
2. Continue to explore issues with vertical expansion of existing building
3. Design consultants analysis of schemes, including cost
4. Provide schemes to CMRs that are working on proposals in response to RFP
5. Design!
6. Upcoming Meeting Dates:
 - 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
 - To Arlington County: <https://commissions.arlingtonva.us/planning-commission/public-facilities-review-committee-pfrc/school-projects/walter-reed/>










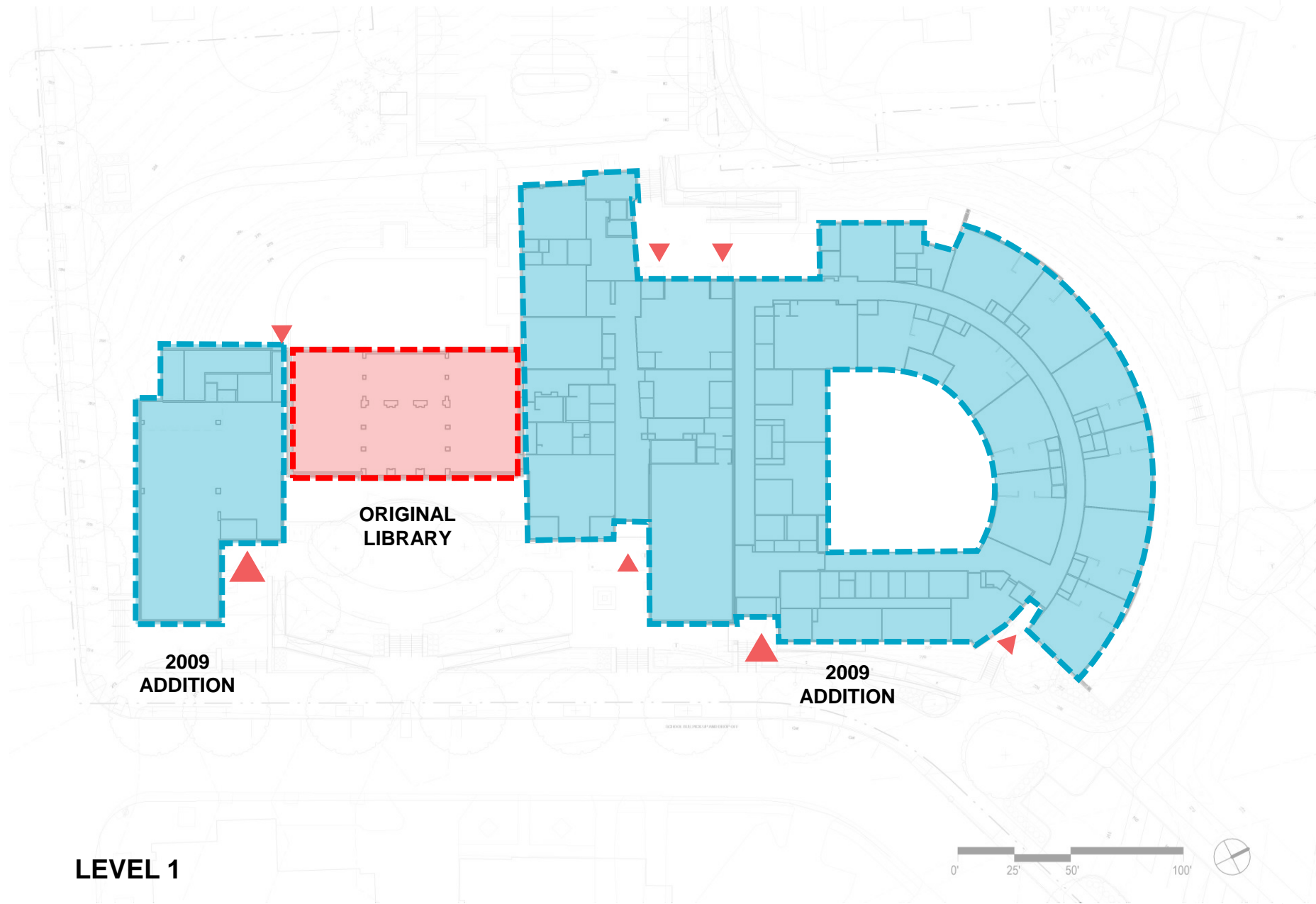


EXISTING BUILDING LEVEL 1

- Original Library with 2009 Addition

KEY

-  Original Library
-  2009 Addition
-  Entrance



LEVEL 1

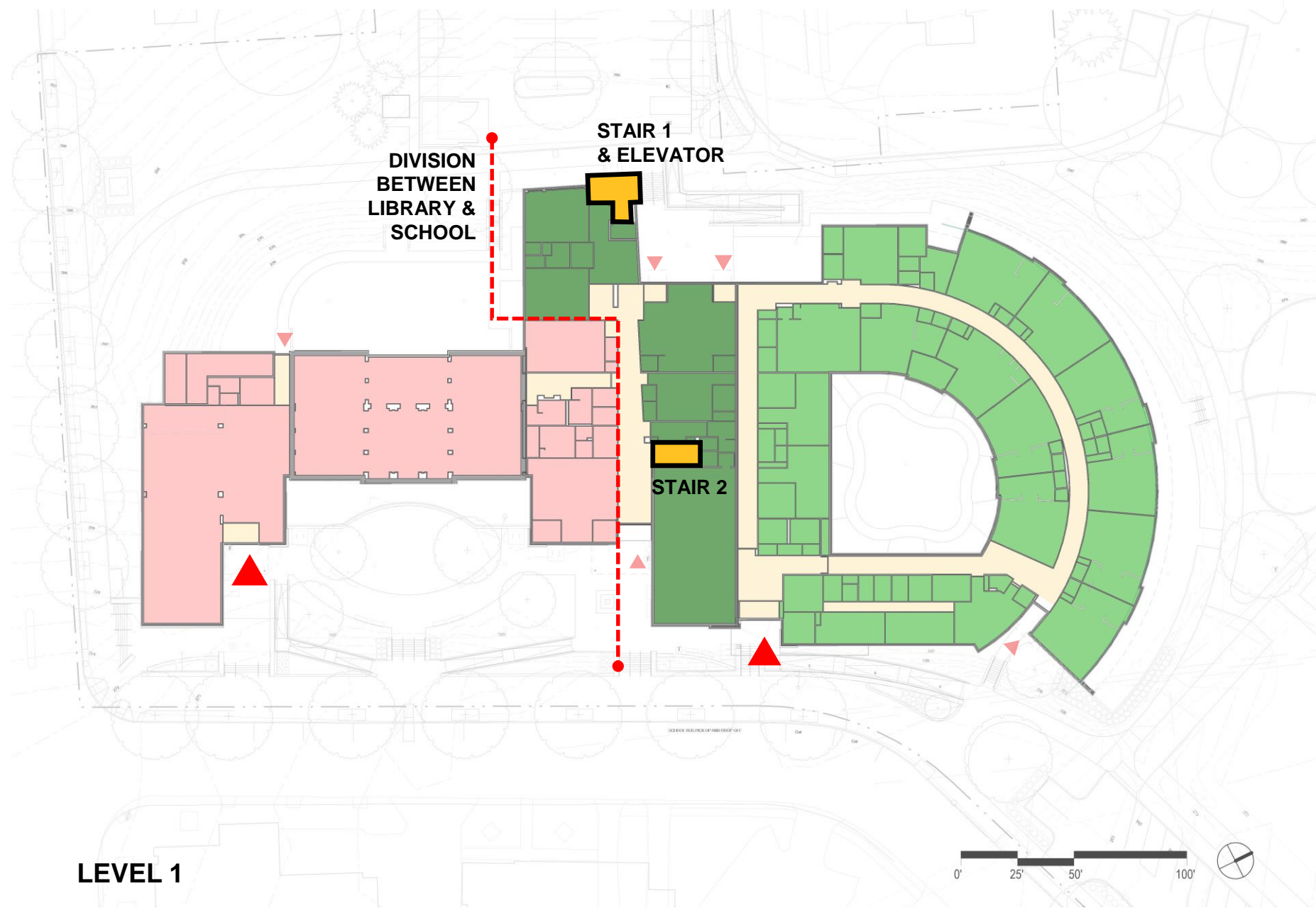


EXISTING BUILDING LEVEL 1 PROGRAM

- 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

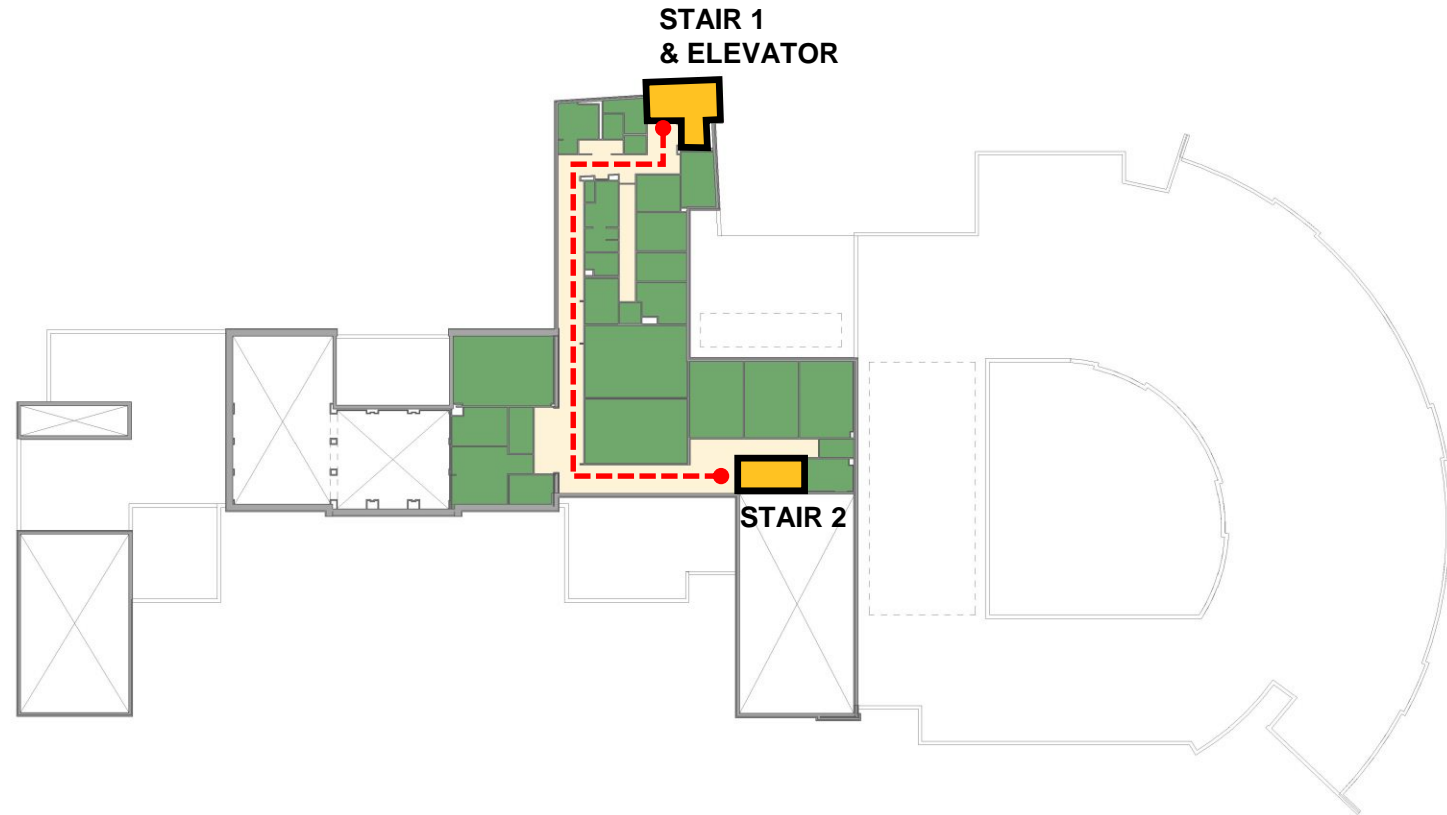


EXISTING BUILDING LEVEL 2 PROGRAM

- Long corridor between stairs

KEY

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



LEVEL 2

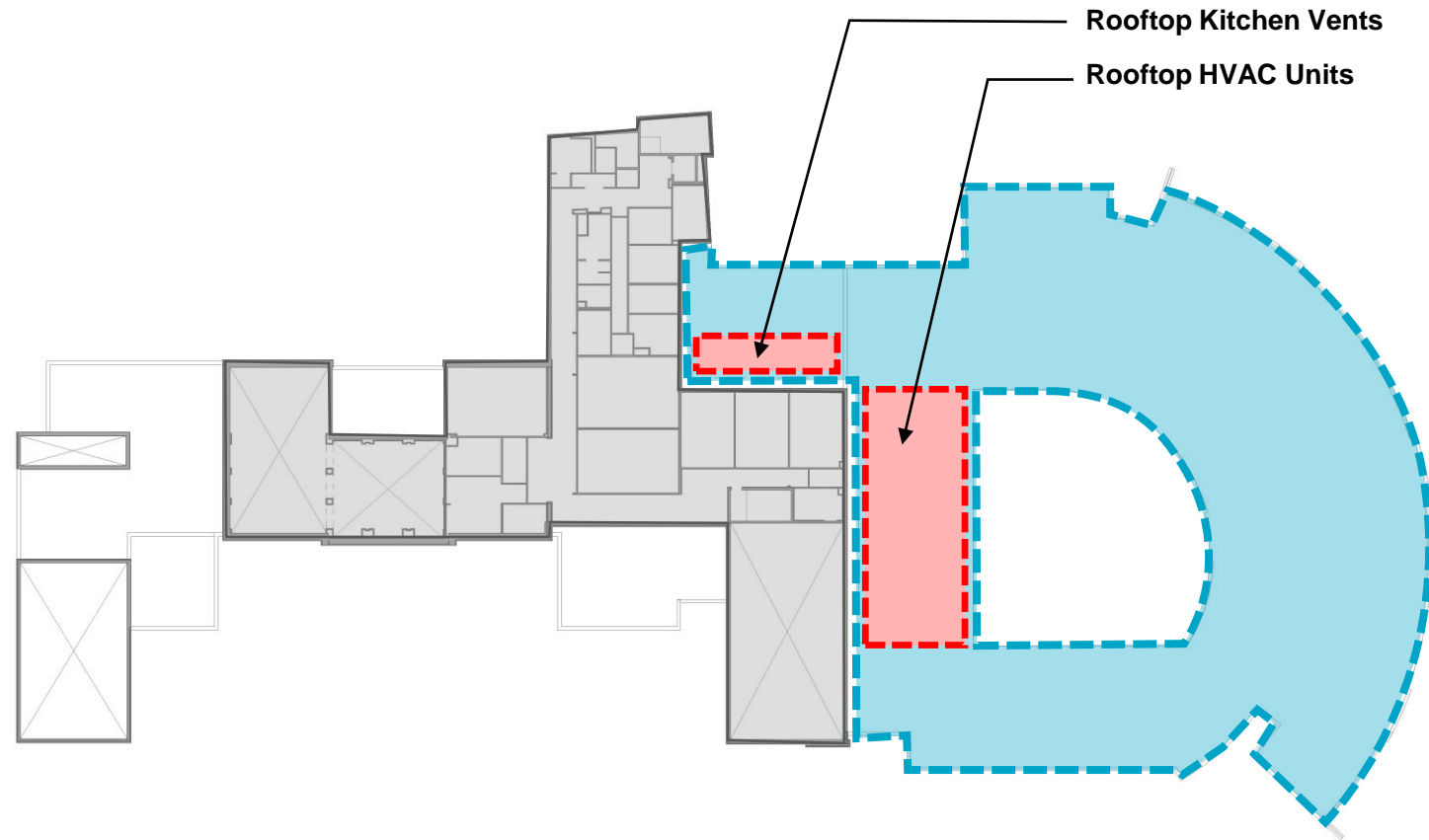


EXISTING BUILDING LEVEL 2 EXPANSION

- 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



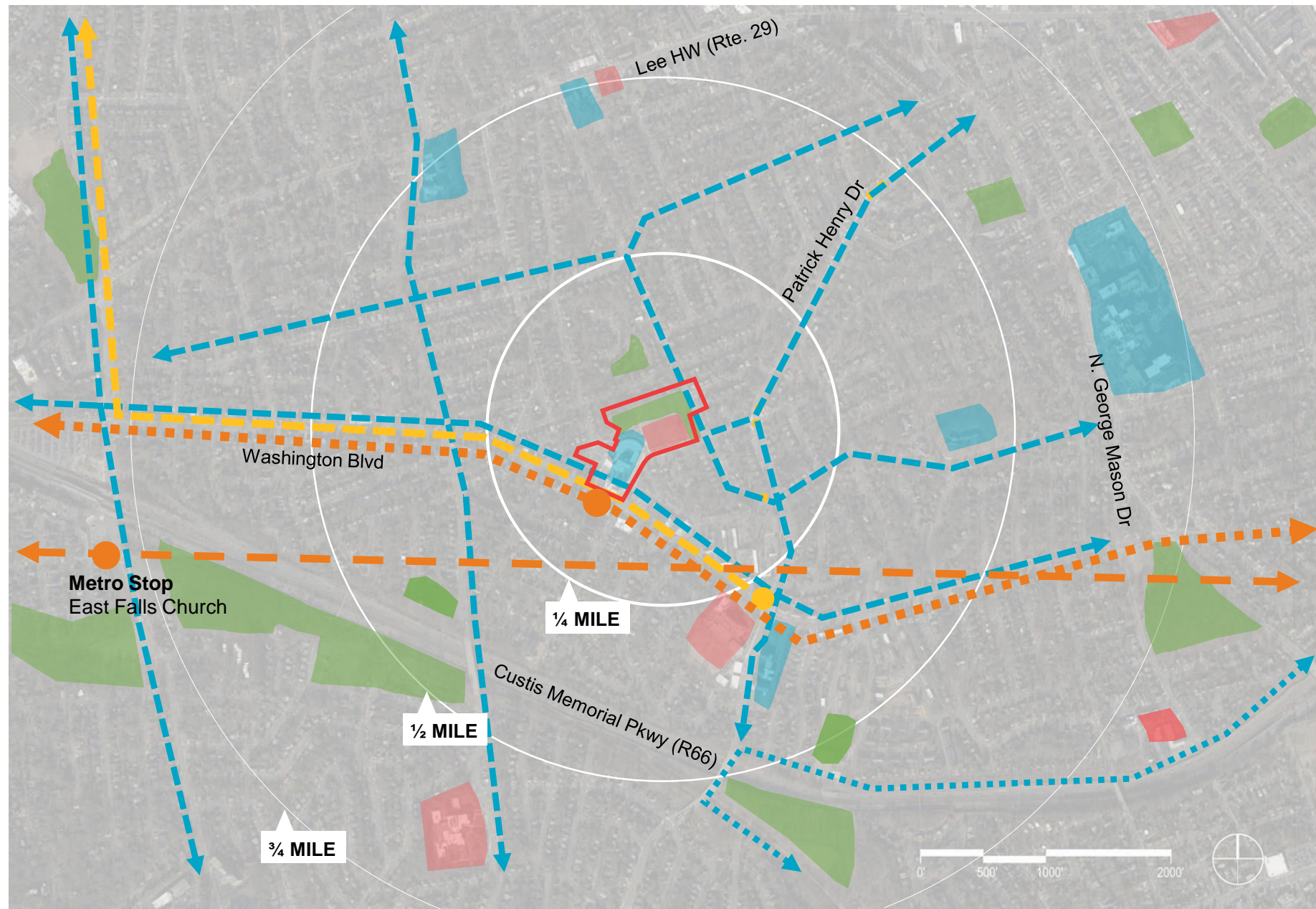
LEVEL 2

EXPANDED CONTEXT

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

KEY

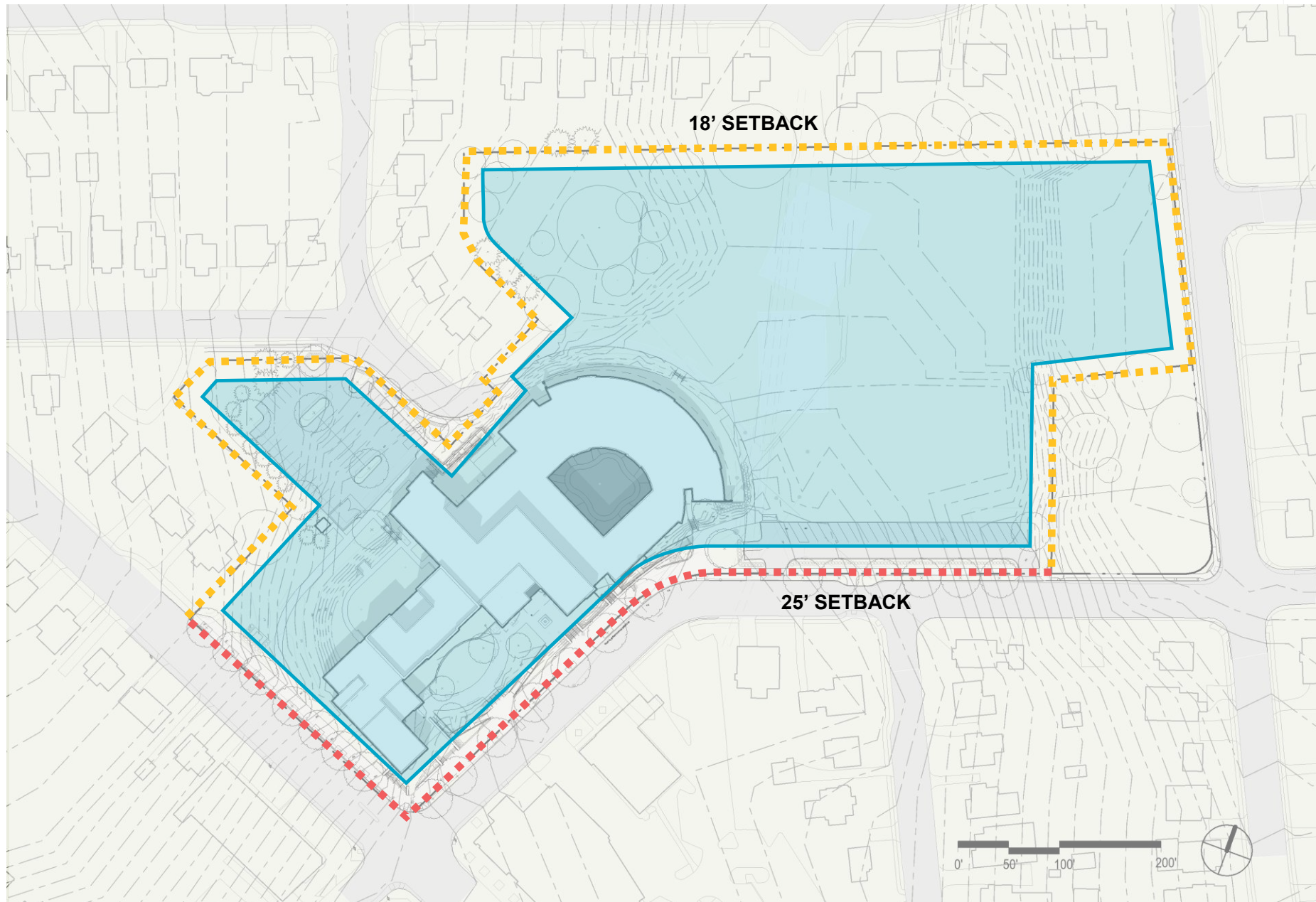
- School
- Green Space
- Civic
- Bus Route
- ⋯ Metro Bus 2A
- Orange Metro Line & Stop
- ⋯ Bicycle Routes
- ⋯ Arlington Loop



SITE SETBACKS

KEY

- 18' Setback
- 25' Setback



EXISTING PARKING

INCLUDING SPACES ADJACENT TO CORNER PARK (AC Property)

129

TOTAL SPACES

72

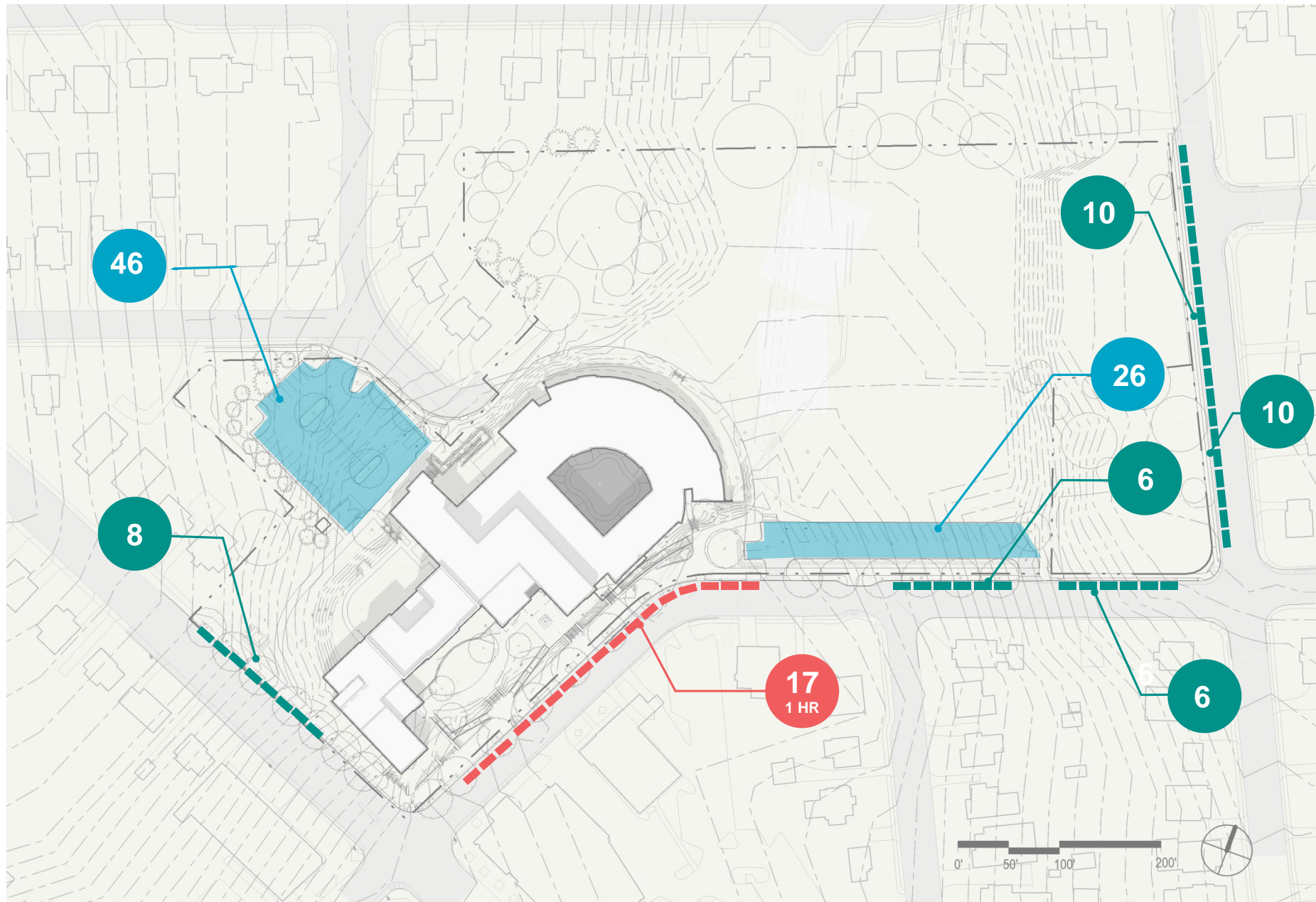
EXISTING ON-SITE SPACES
PERMANENT

40

SPACES ON-STREET
ALL-DAY

17

SPACES ON-STREET
1 HR



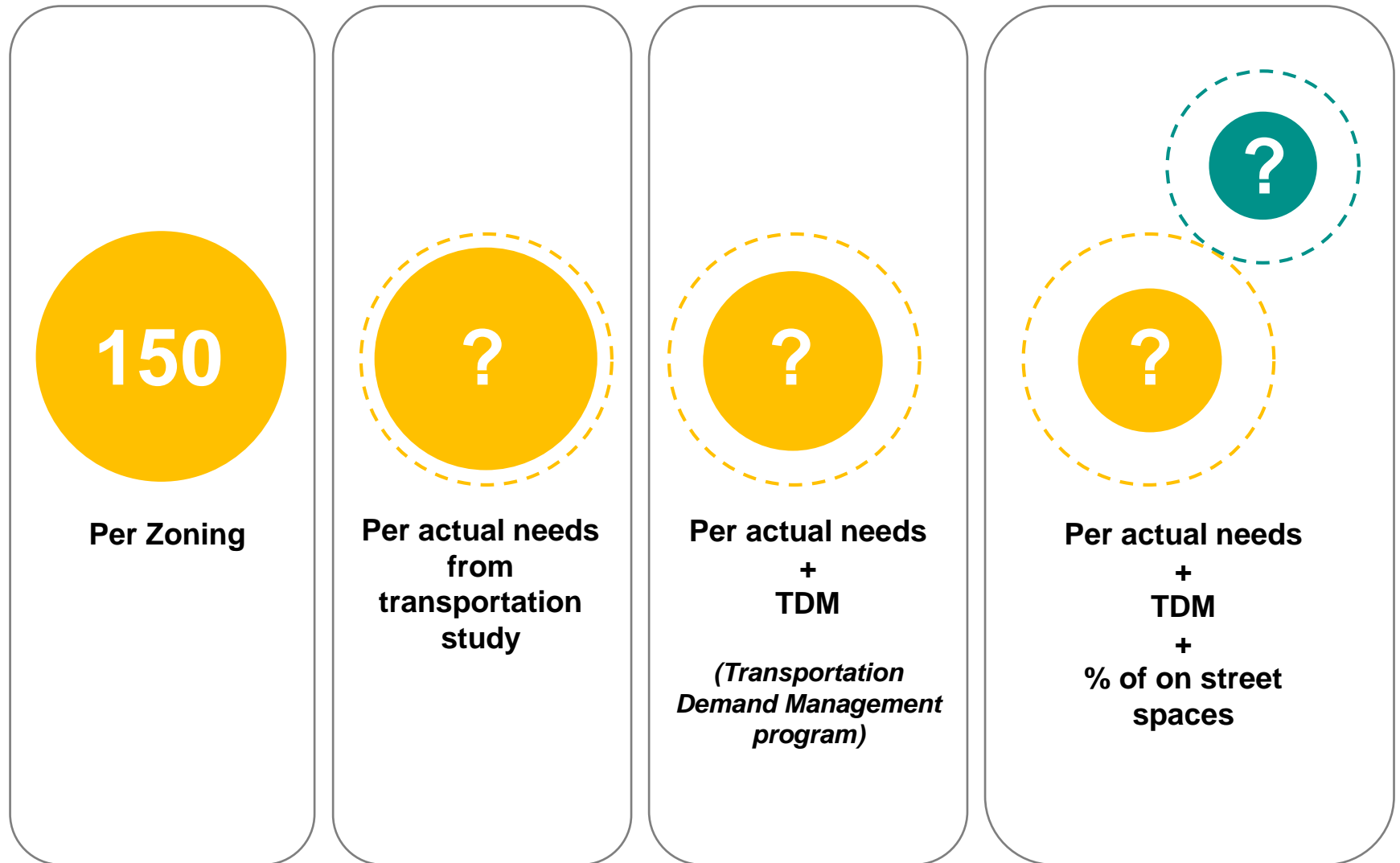
REQUIRED PARKING BY ZONING

150 TOTAL
REQUIRED
SPACES

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