

NEW ELEMENTARY SCHOOL

REED SITE, ARLINGTON PUBLIC SCHOOLS

CONCEPT DESIGN



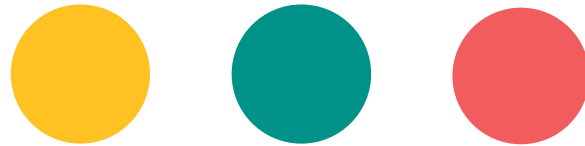
VMDO

BLPC + PFRC JOINT MEETING

**BUILDING LEVEL PLANNING COMMITTEE
PUBLIC FACILITIES REVIEW COMMITTEE**

- 1. Welcome / Opening remarks**
- 2. Re-Cap of Community Meeting**
- 3. Public Comment**
- 4. Updates on Schedule & Process**
- 5. Concept Design Presentation**
- 6. Moderated BLPC/PFRC Discussion & Comments**
- 7. Ranking Ballot**
- 8. Break and Tally**
- 9. Final BLPC/PFRC Comments**
- 10. Public Comments**
- 11. Next Steps & Adjourn**

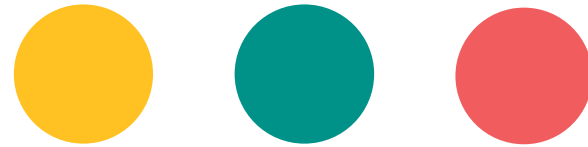
WELCOME / OPENING REMARKS



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**

RE-CAP OF COMMUNITY MEETING



COMMENTS – INTEGRATED

- Best option by far
- Great solution for students
- Good idea to preserve park
- Does not maximize seats for Arlington
- This scheme has a good community feel
- Like the option of building up
- Would be good with a parking garage behind it
- Please consider underground parking option
- 3 story height a concern
- This is the only acceptable option
- Maintains sledding hill
- Smaller footprint best for students



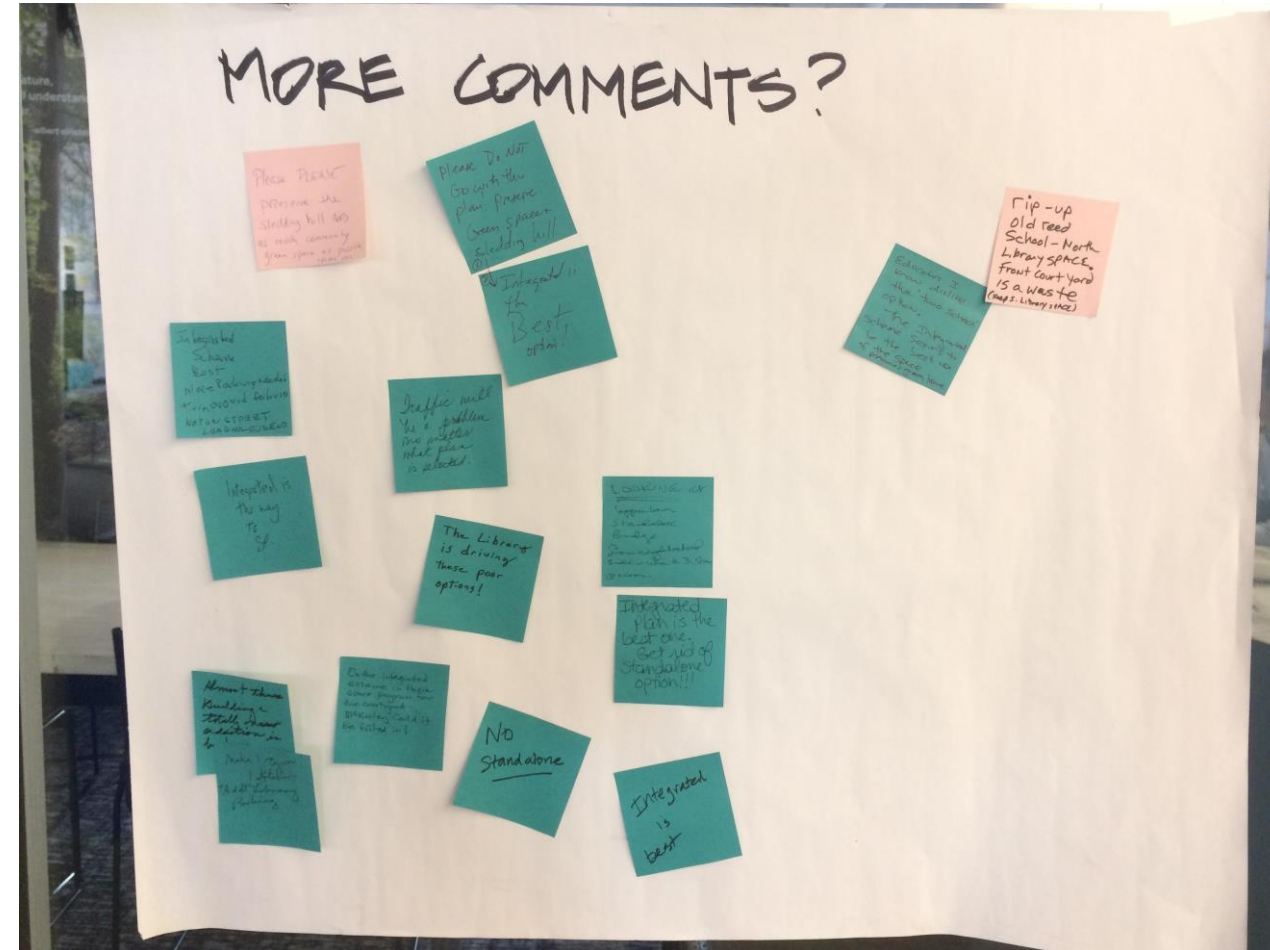
COMMENTS – BRIDGE

- Why duplicate classrooms not designed well by building on top?
- Takes up too much space on 18th street
- Bridge will be annoying
- Too spread-out
- Walk-time not great for kids
- Does not maximize seats for Arlington
- Better than standalone
- Lower profile of school better than integrated
- Losing visible green space off 18th street would be bad
- Can you get parking at corner of 18th and Lexington?
- Safety for kids a concern when walking between

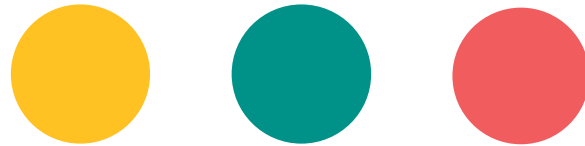


COMMENTS – OTHER

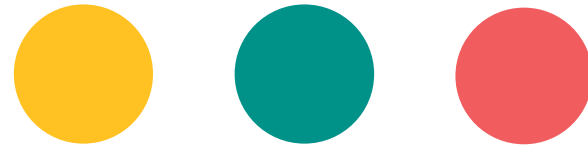
- Preserve sledding hill
- Preserve as much green space as possible
- Integrated seems to be the best scheme
- More parking is needed
- Traffic will be a problem no matter what
- The library is driving these poor options
- No standalone
- Almost there, building a totally new addition is best
- Tear-down old Reed School and North library space: the front courtyard is a waste
- Educators I know dislike Upper/Lower option

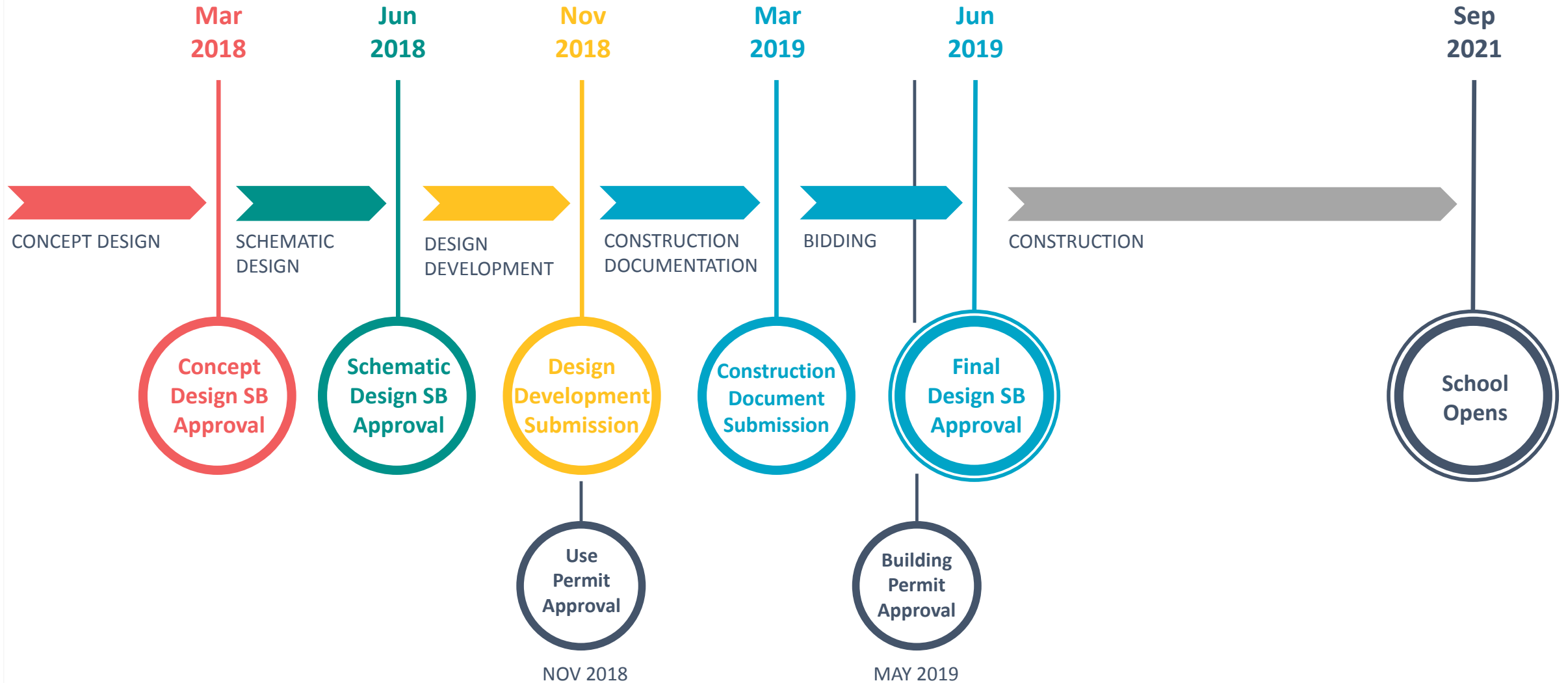


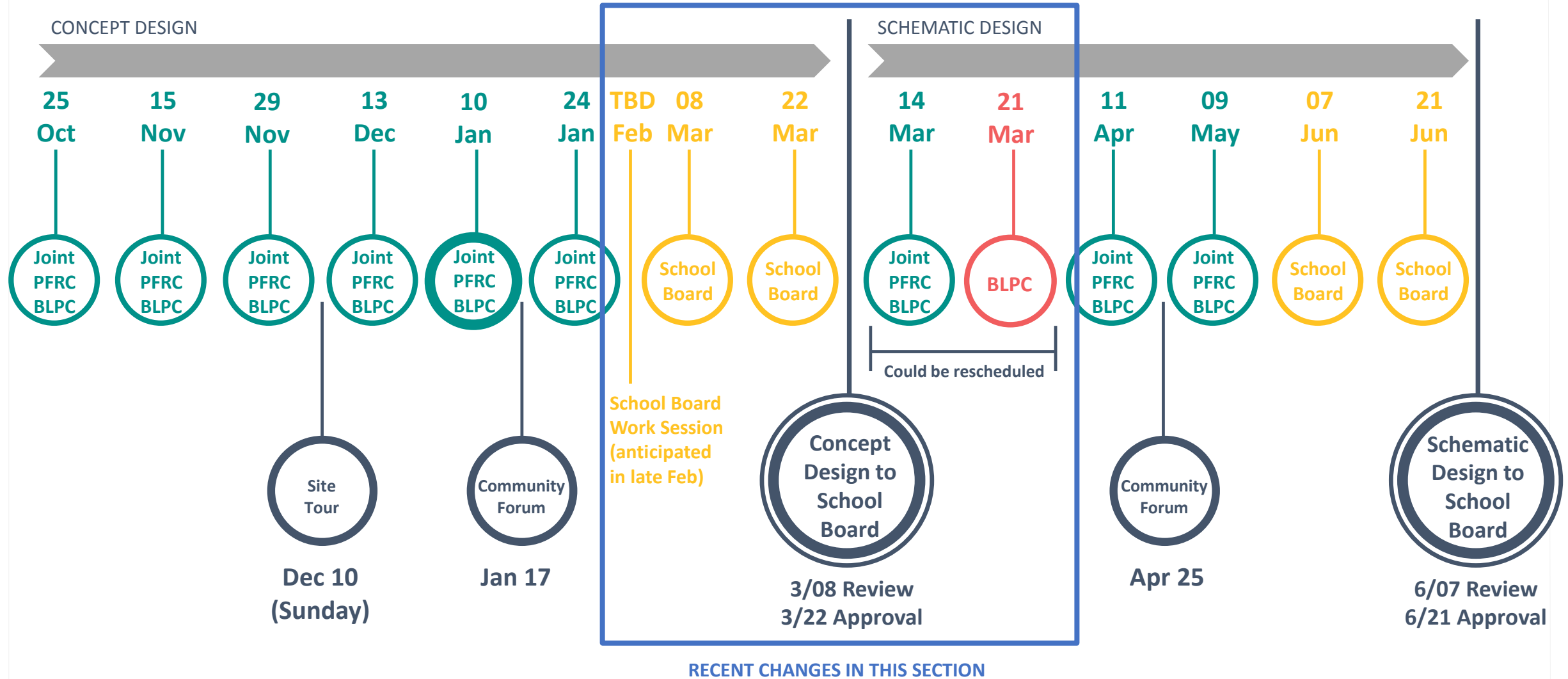
PUBLIC COMMENT



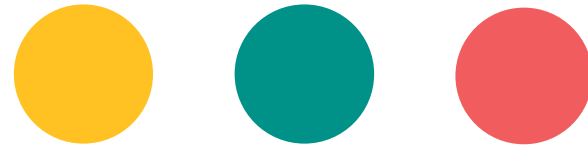
UPDATE ON SCHEDULE & PROCESS







CONCEPT DESIGN PRESENTATION



PARKING DECK

OPTION 1

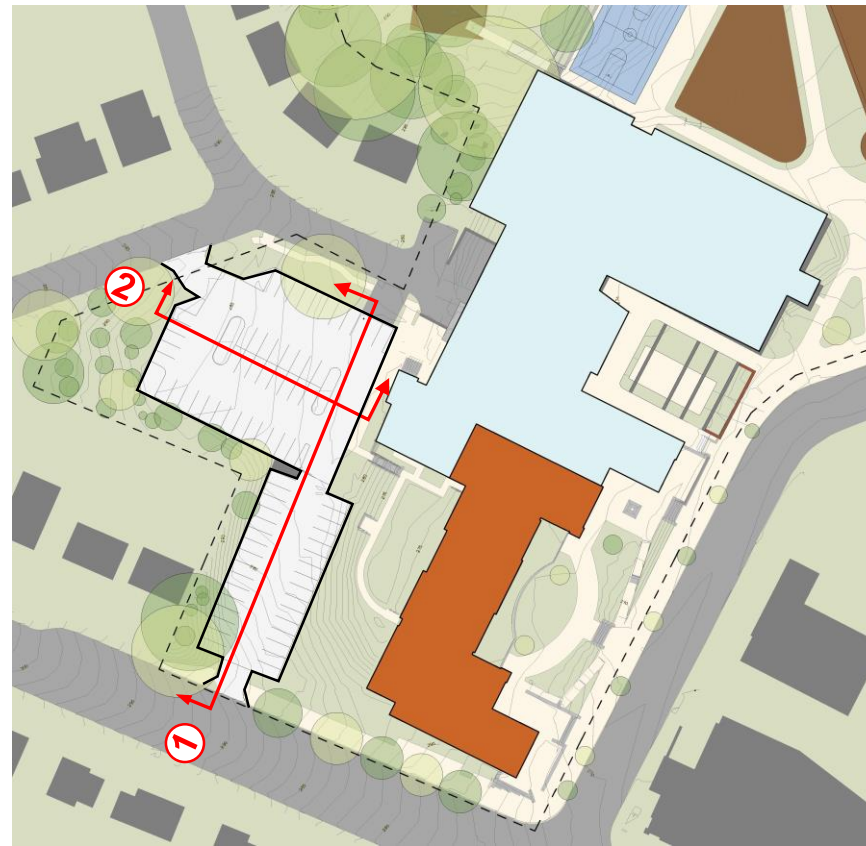
Upper Deck

- 77 New Parking Spaces
- Partially Elevated Deck, +0' at 18th

Lower Deck

- 71 New Parking Spaces
- All New Paving
- Retaining Required 
- Relocate Utilities 

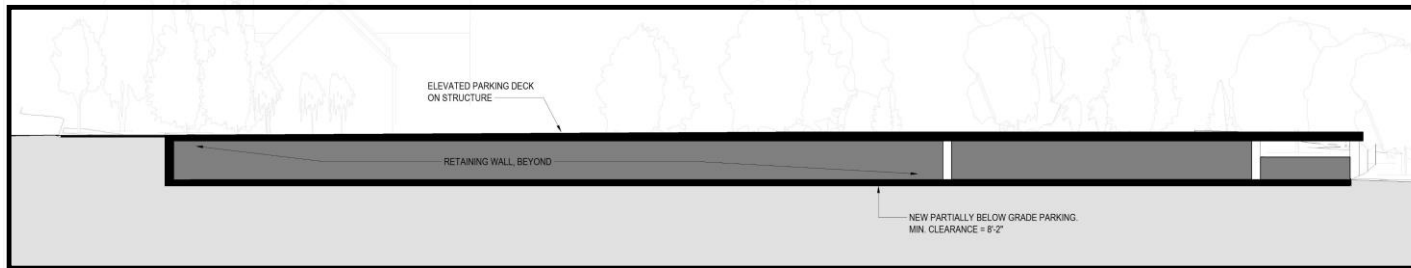
148 spots @ \$45K - \$65K each
\$6.5 Million to \$9 Million



Upper Deck



Existing Lower Deck



Section ①



Section ②

PARKING DECK

OPTION 2

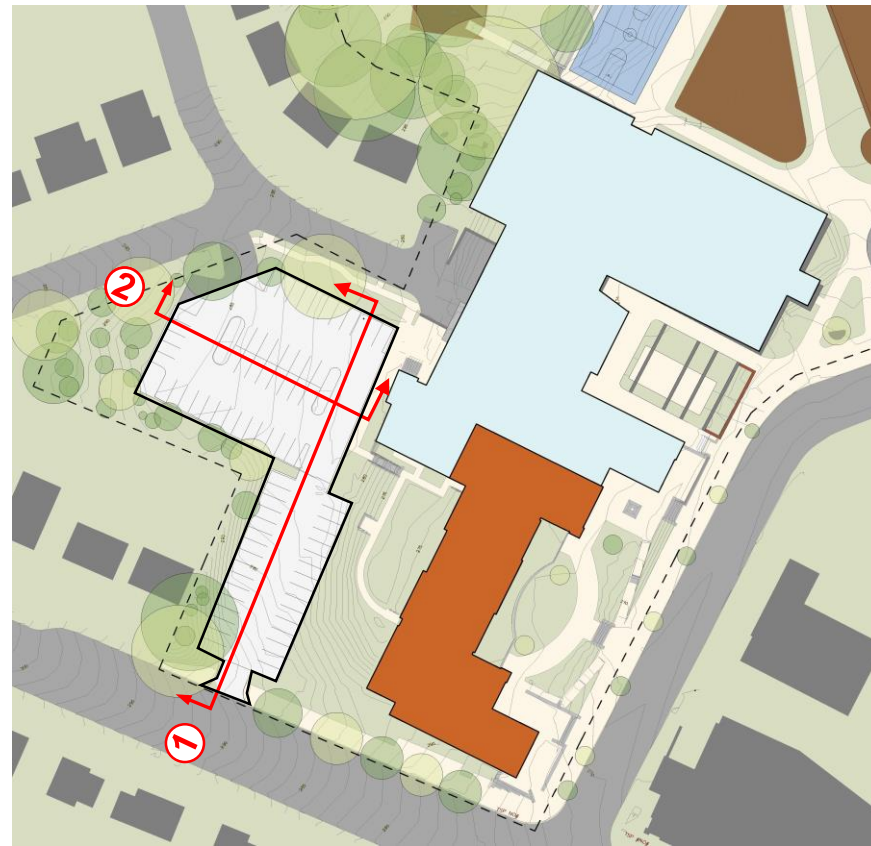
Upper Deck

- 77 New Parking Spaces
- Partially Elevated Deck, +10' at 18th

Lower Deck

- 48 New Parking Spaces
- Patch & Repair Existing Paving
- Relocate Utilities - - - - -

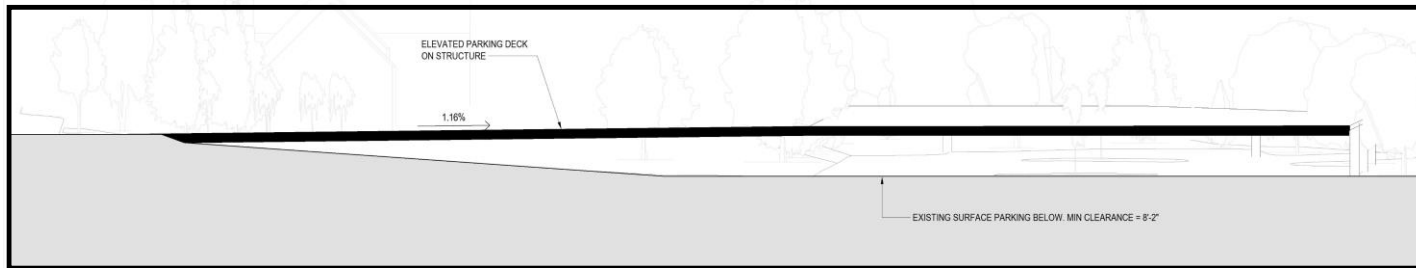
125 spots @ \$35K - \$60K each
\$4.5 Million to \$7.5 Million



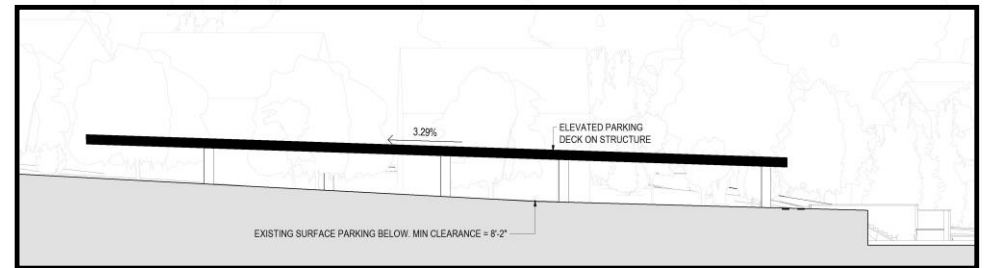
Upper Deck



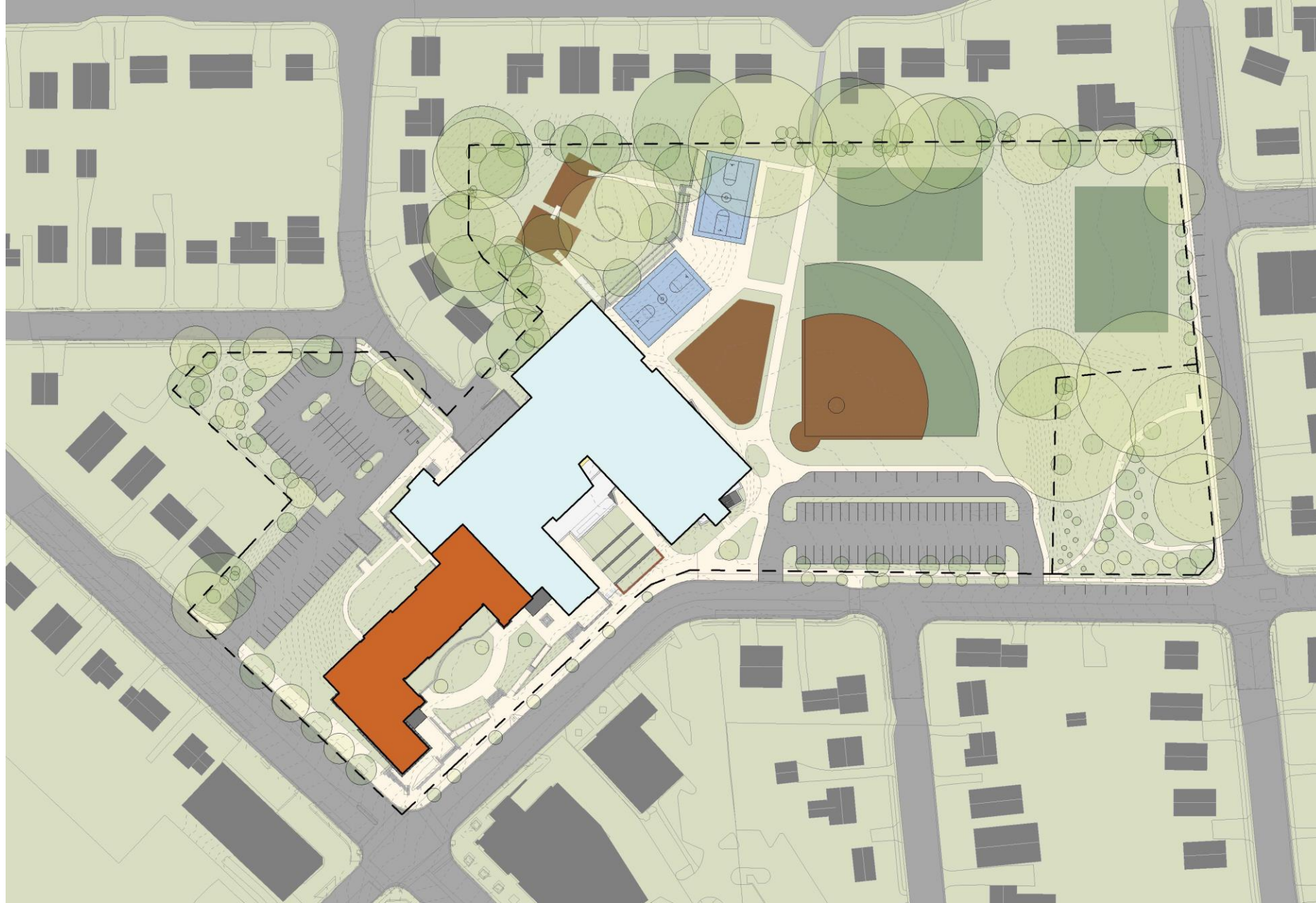
Existing Lower Deck

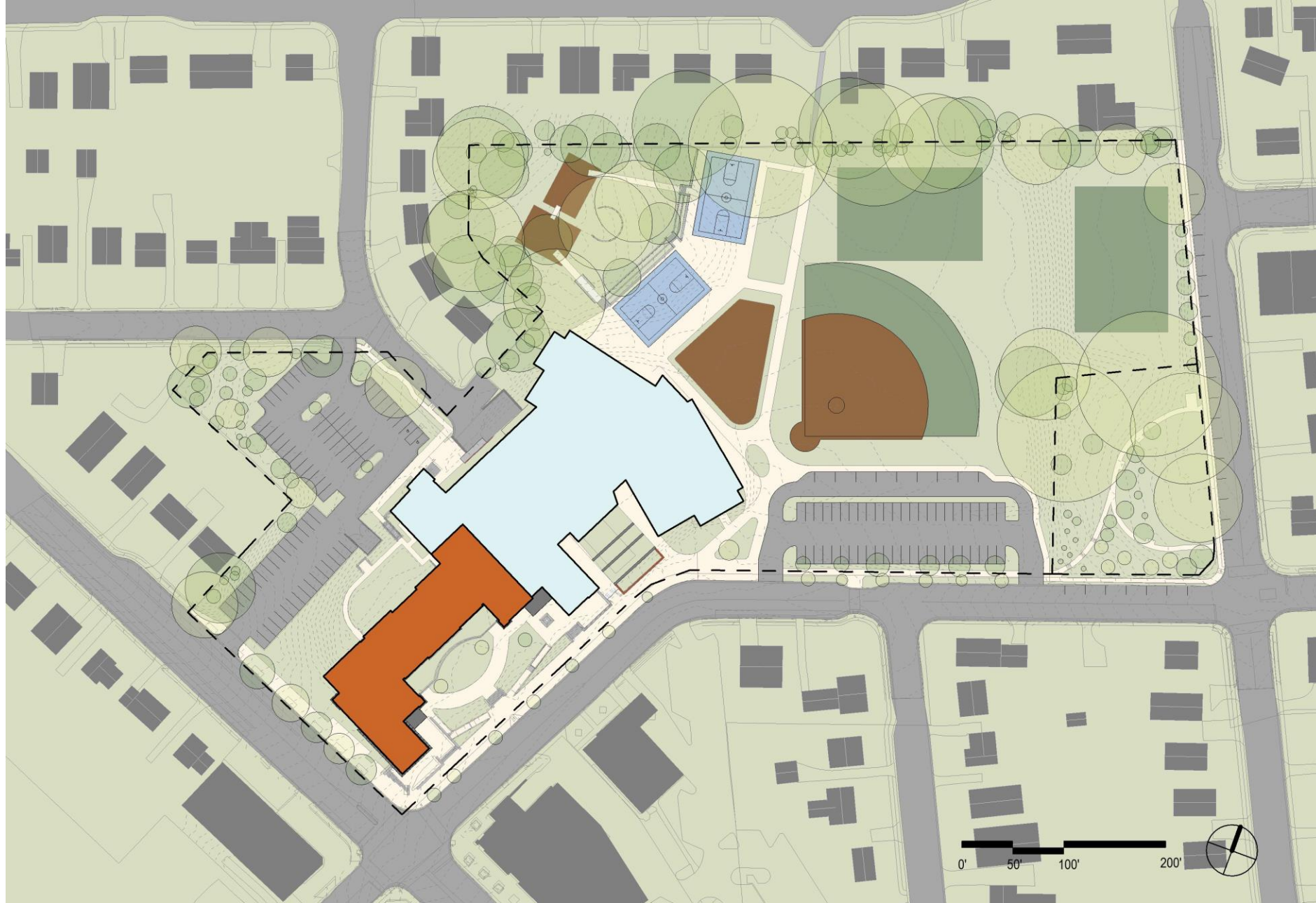


Section ①



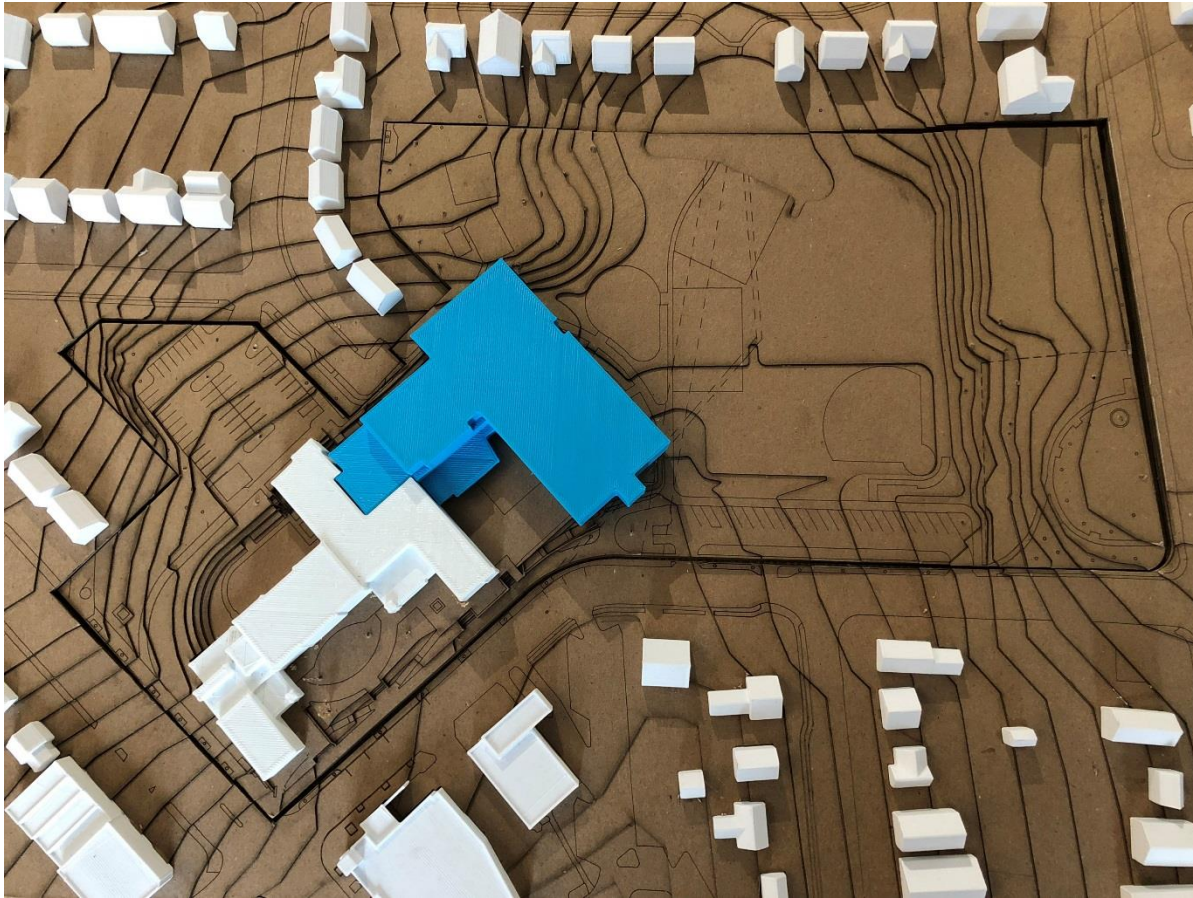
Section ②





INTEGRATED SCHEME COMPARISON

MASSING MODEL



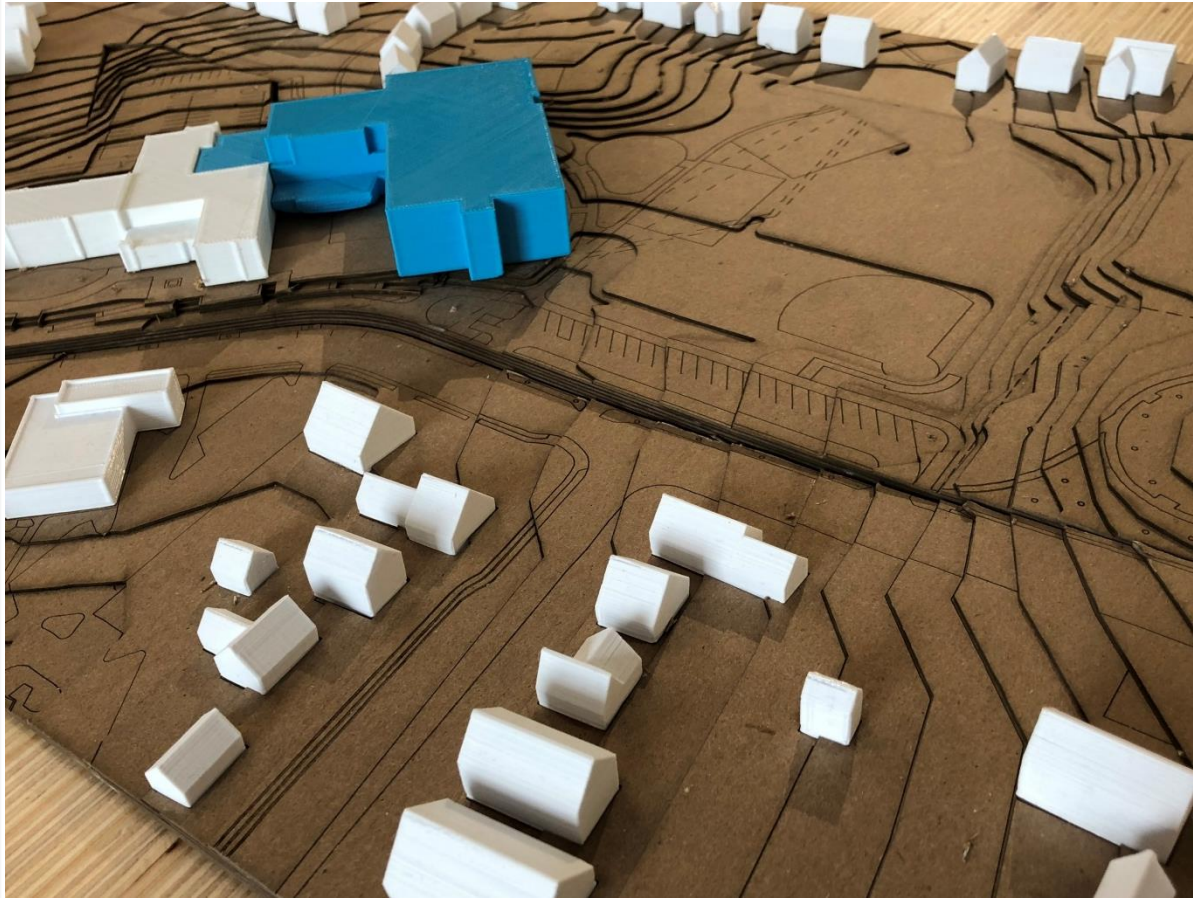
3-Story Integrated



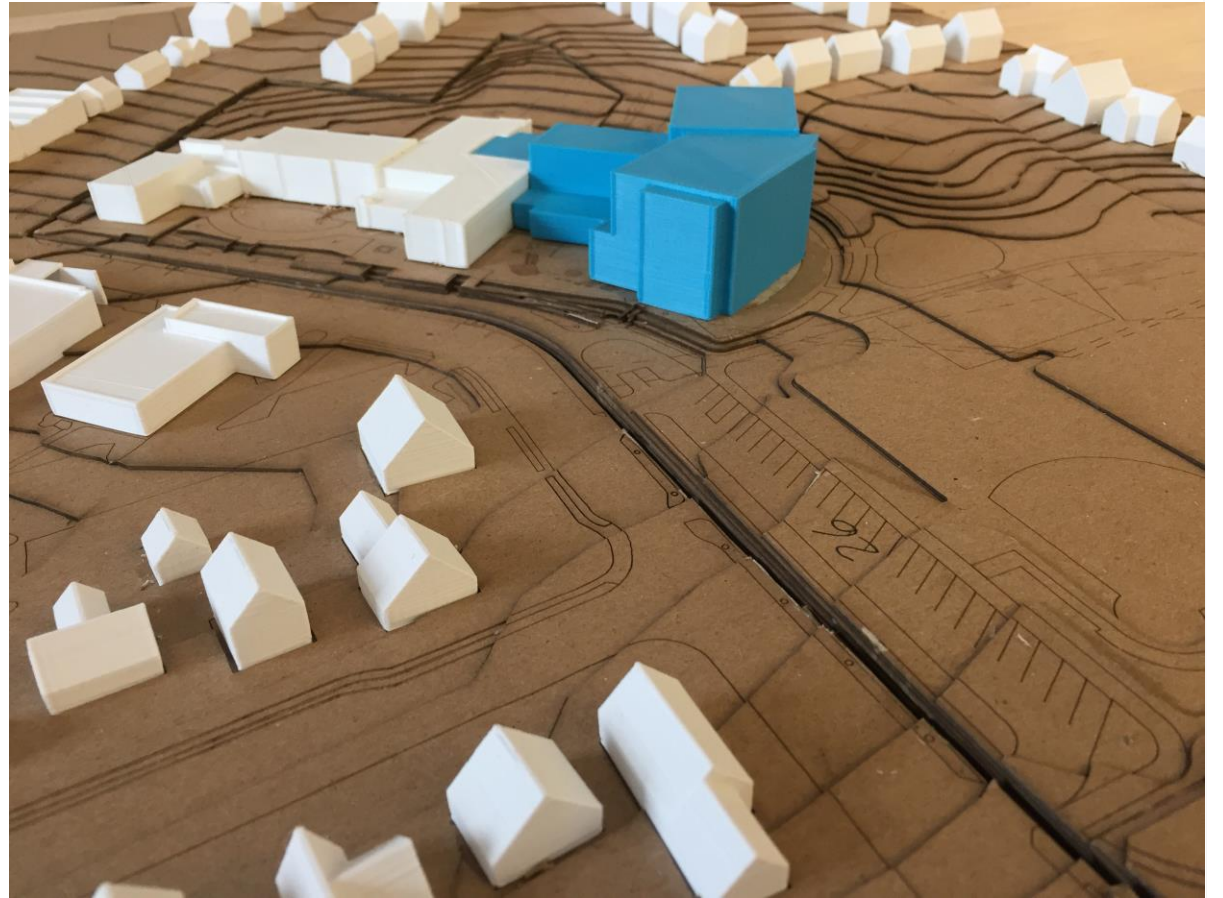
4-Story Integrated

INTEGRATED SCHEME COMPARISON

MASSING MODEL

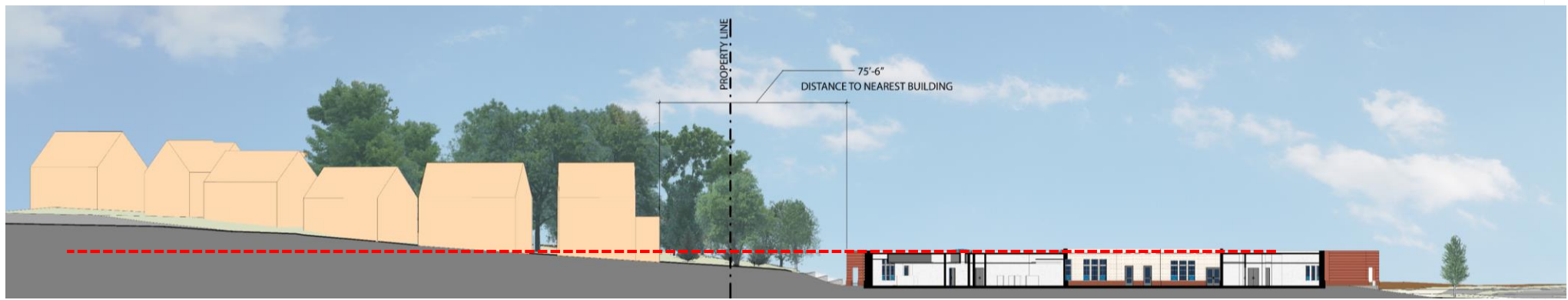


3-Story Integrated

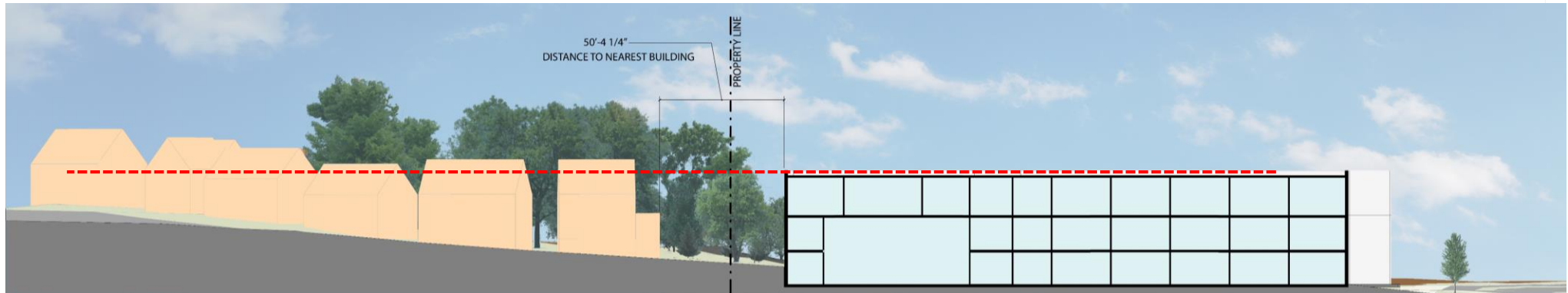


4-Story Integrated

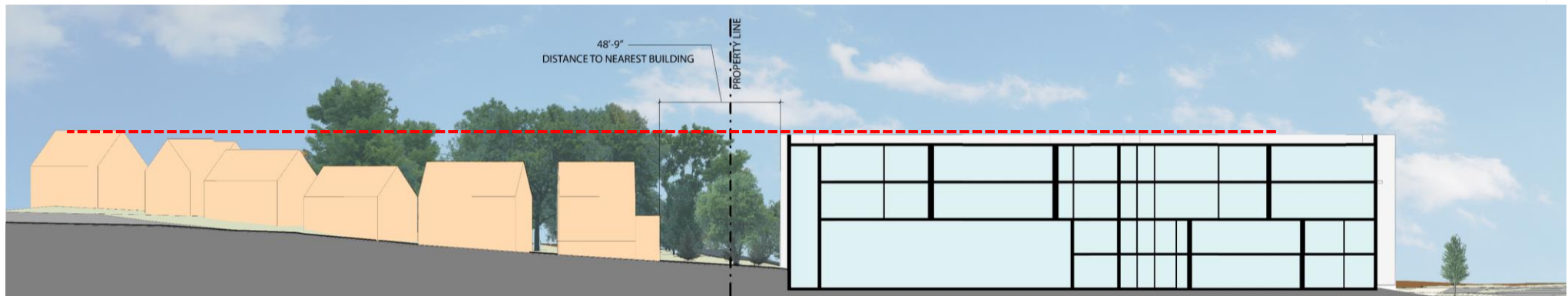
Existing Condition



3 story Integrated



4 story Integrated



Existing Conditions\



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



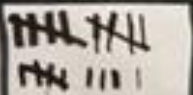
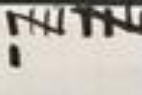
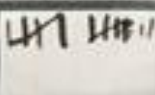
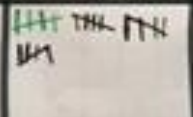
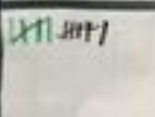
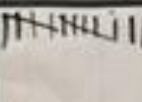

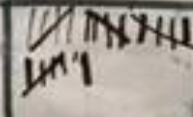
MAINTAIN GREEN SPACE	••••••••••
MULTI-USE FACILITY	••••••••••
UNIVERSAL DESIGN	•
LEED GOLD (PLATINUM?)	•
AESTHETICALLY PLEASING	••
ADEQUATE CLASSROOM STORAGE	
OPTIMAL INTERIOR CIRCULATION	•••
BUILD IN FLEXIBILITY	••••••••••

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	•••••



Where Do we Spend our Recess?

	 Playground	 Blacktop	 Rocks	 Field
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				

As an architect for schools building a playground, how do you design a playground based on what kids want? What data do you need?

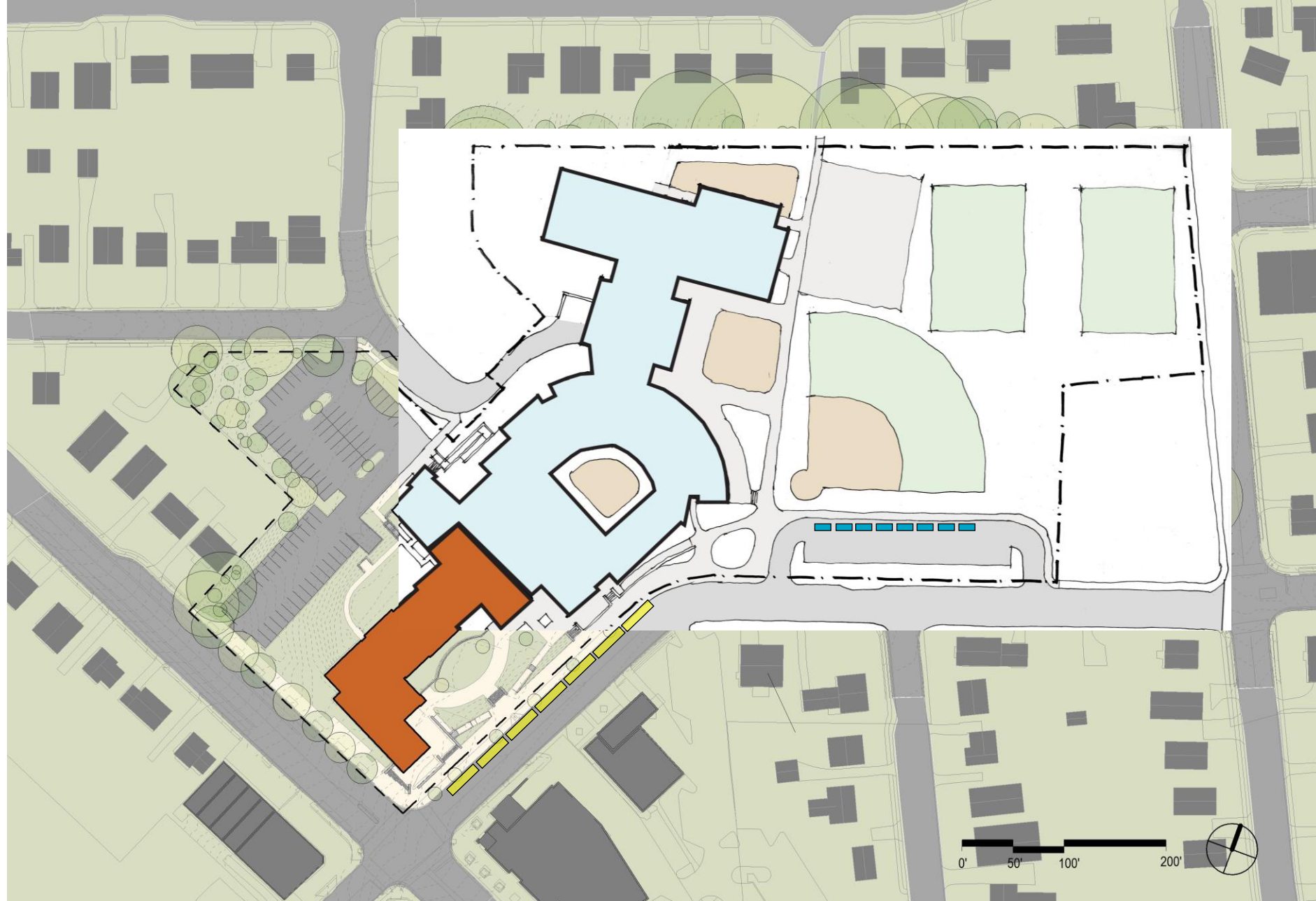
NORTH SCHEME

Pros

- “Out of Sight” from public
- Site amenities east of 84” storm line remain untouched
- Retains existing investment in building and expands vertically one floor
- Two story building

Cons

- Very spread out & less than ideal instructionally, high transition time
- Fire access is very tricky
- Would take down most, if not all trees around footprint
- Significant utility relocation
- Not “civic”: doesn’t address street and entry is less than desirable
- Complicated renovation
- Most expensive & probably over budget



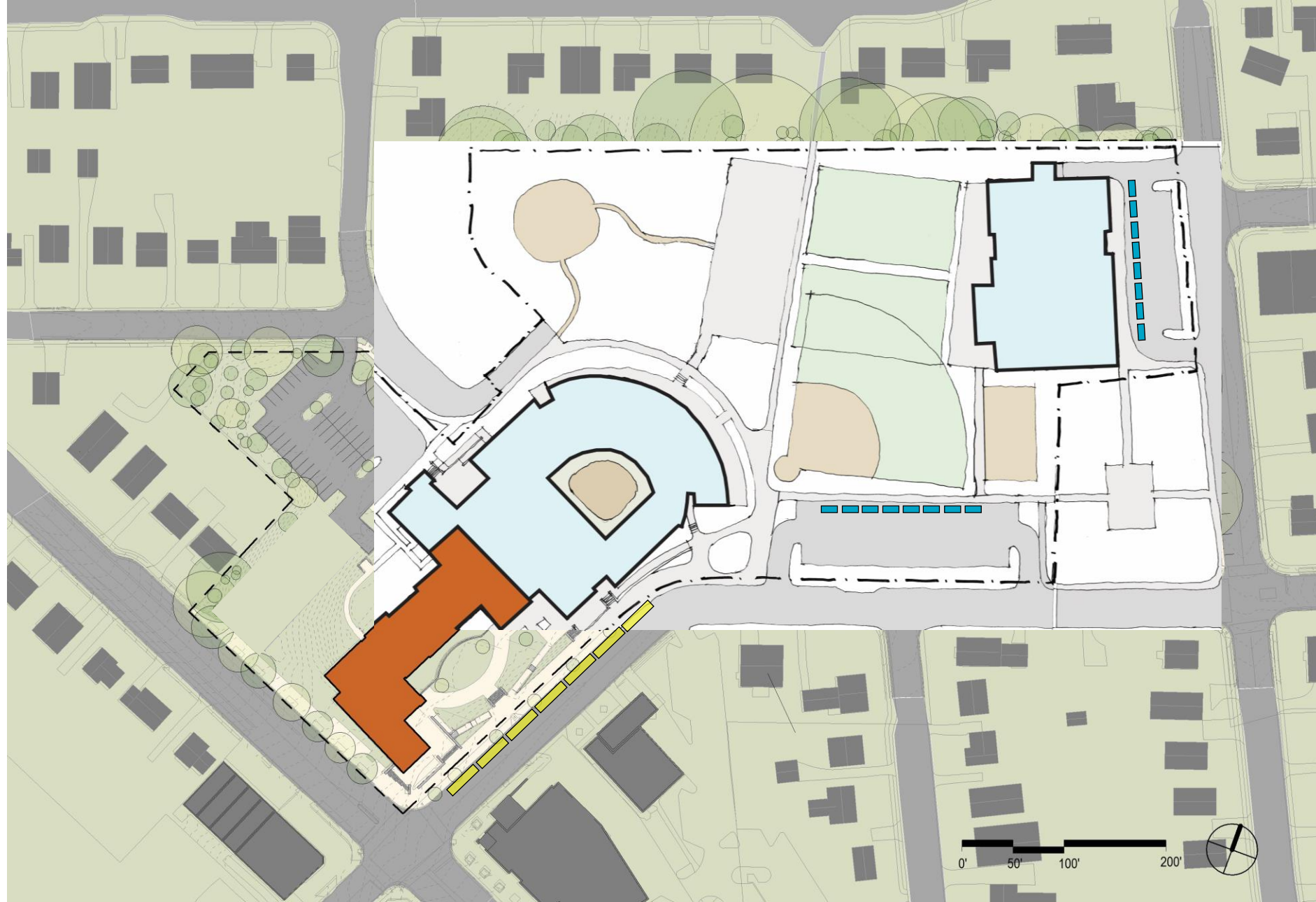
EAST SCHEME

Pros

- Least expensive by far, second lowest cost per seat
- Builds into hill, with less impact to flat or wooded open space
- Two story building from Lexington
- Distributes traffic and parking the best
- No utility relocation at all
- Least impact to parking for business

Cons

- Two schools: not desirable instructionally
- Loss of sledding hill and upper field (although field could be relocated)
- Increased staffing, operating costs
- Lack of flexibility as cohort size changes
- No popular support throughout process



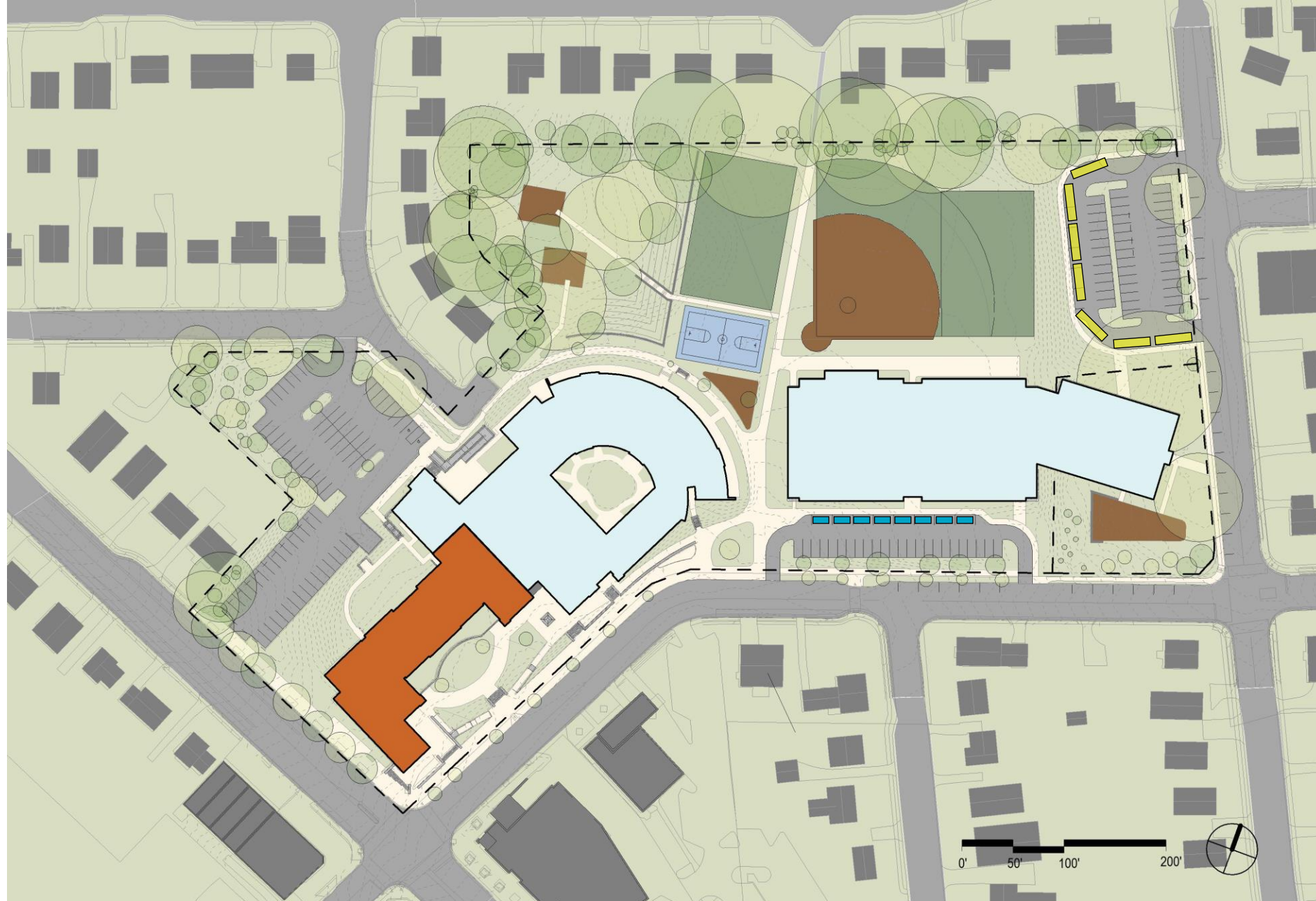
STANDALONE SCHEME

Pros

- 271 more seats than other schemes
- Lowest cost per seat
- Two story building from Lexington
- Keeps existing asset with no renovation costs
- Low transition time b/w classes
- No major utility relocation
- Most on-site parking in this site plan

Cons

- 37% more people, cars, buses, etc. Largest parking requirement
- Largest loss of open / permeable space
- Parks on upper field
- Four story building next to one story building
- Builds in County parcel
- Second most expensive & probably over budget
- Highly unpopular



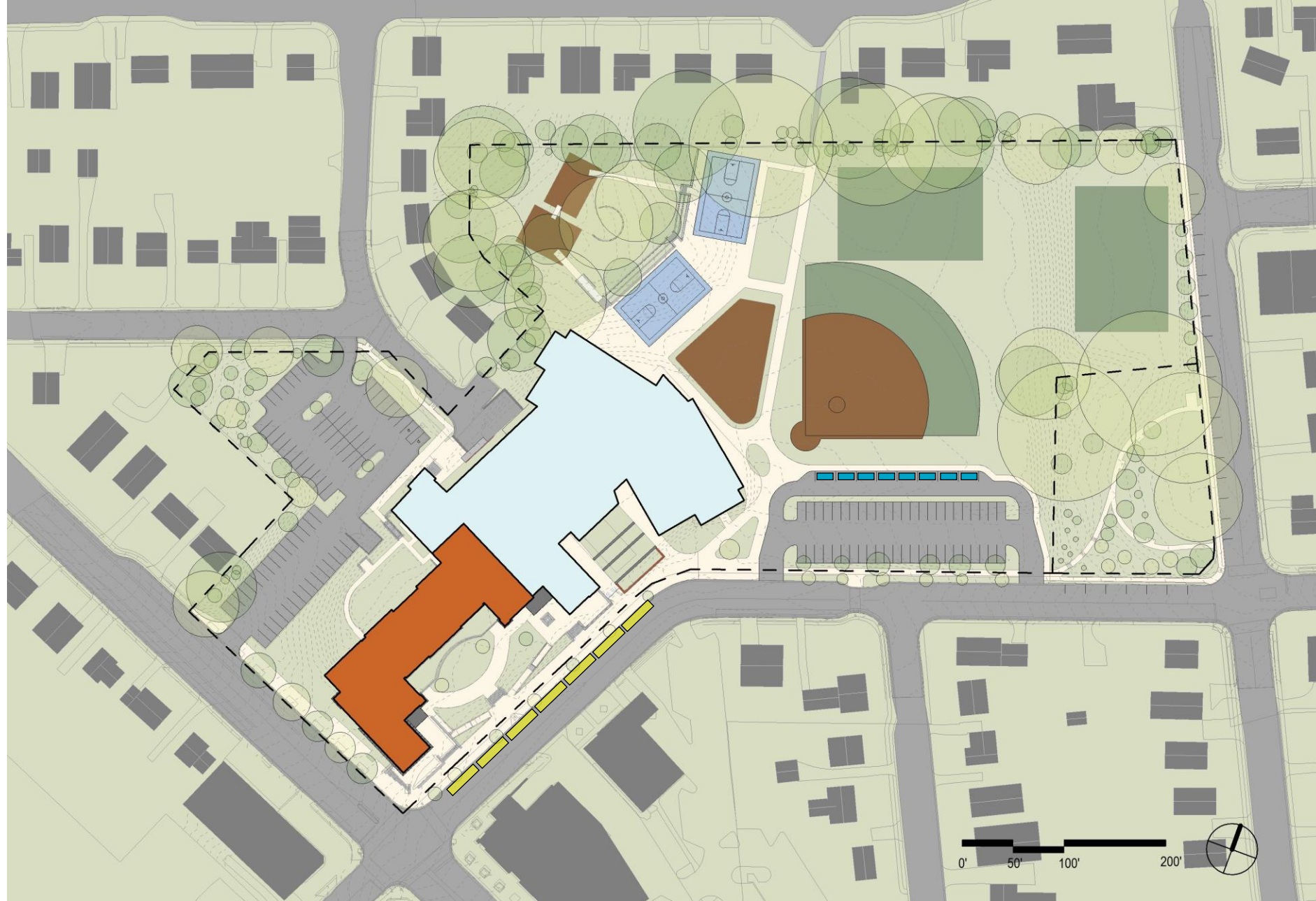
INTEGRATED SCHEME

Pros

- Lowest loss of open / permeable space
- Low transition time b/w classes
- Lowest total energy use per SF
- Lowest required parking
- Builds up on small footprint
- Keeps the most site amenities
- Highly popular

Cons

- Minor utility relocation
- 2nd highest cost per seat
- Four story building next to two story building and homes
- High budget option
- Demolishes existing asset that is only 9 years old = least sustainable
- Might have biggest negative parking impact on business



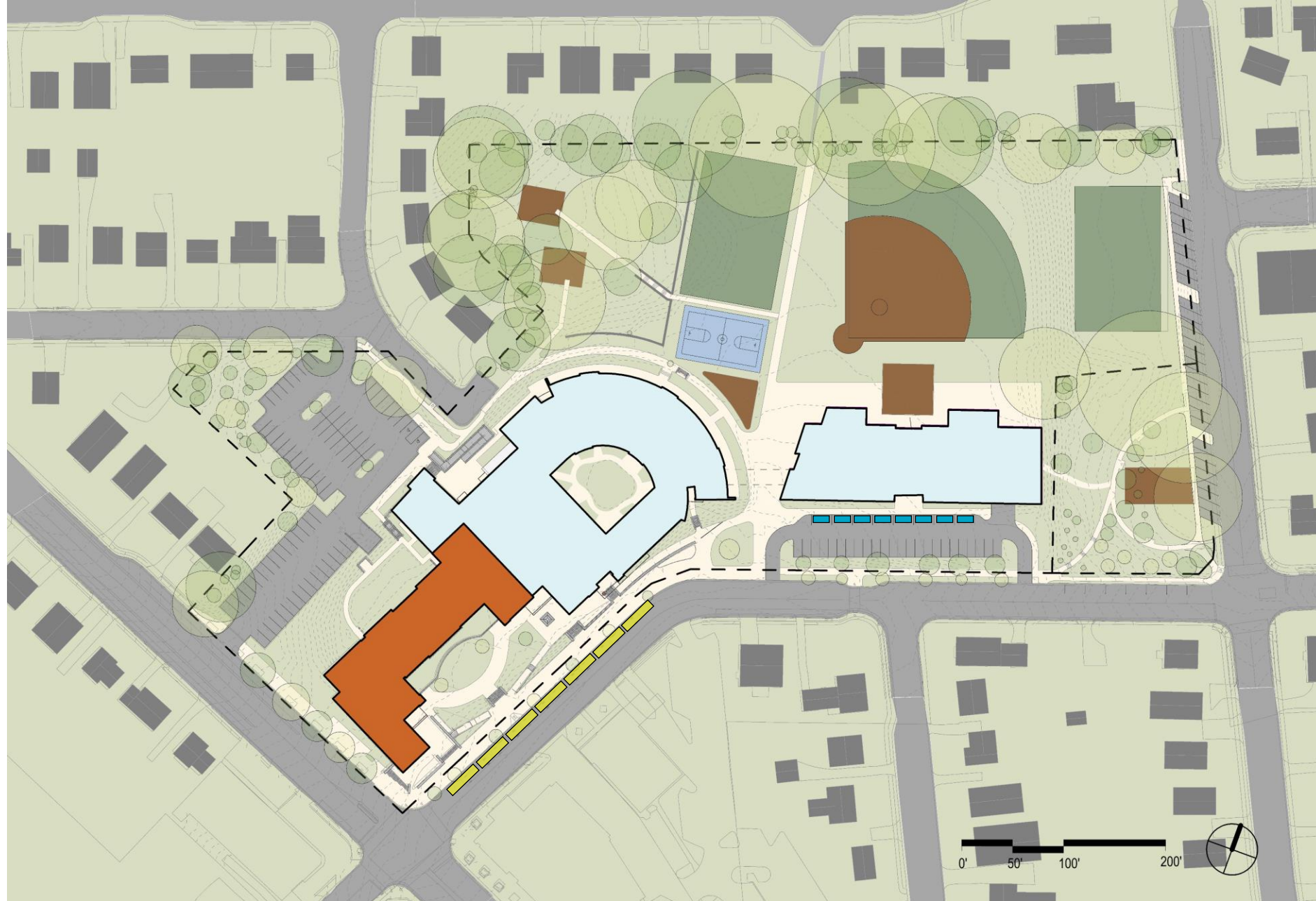
BRIDGE SCHEME

Pros

- Middle cost option
- Retains existing investment in building and expands vertically one floor
- Second smallest footprint
- No major utility relocation
- Buildings of similar scale
- 2 grades with easy access to corner park for play amenities

Cons

- Bridges over utilities & small bridge may be transition choke point
- Complicated renovation
- Very spread out & less than ideal instructionally
- Highest transition time, including having to go outside



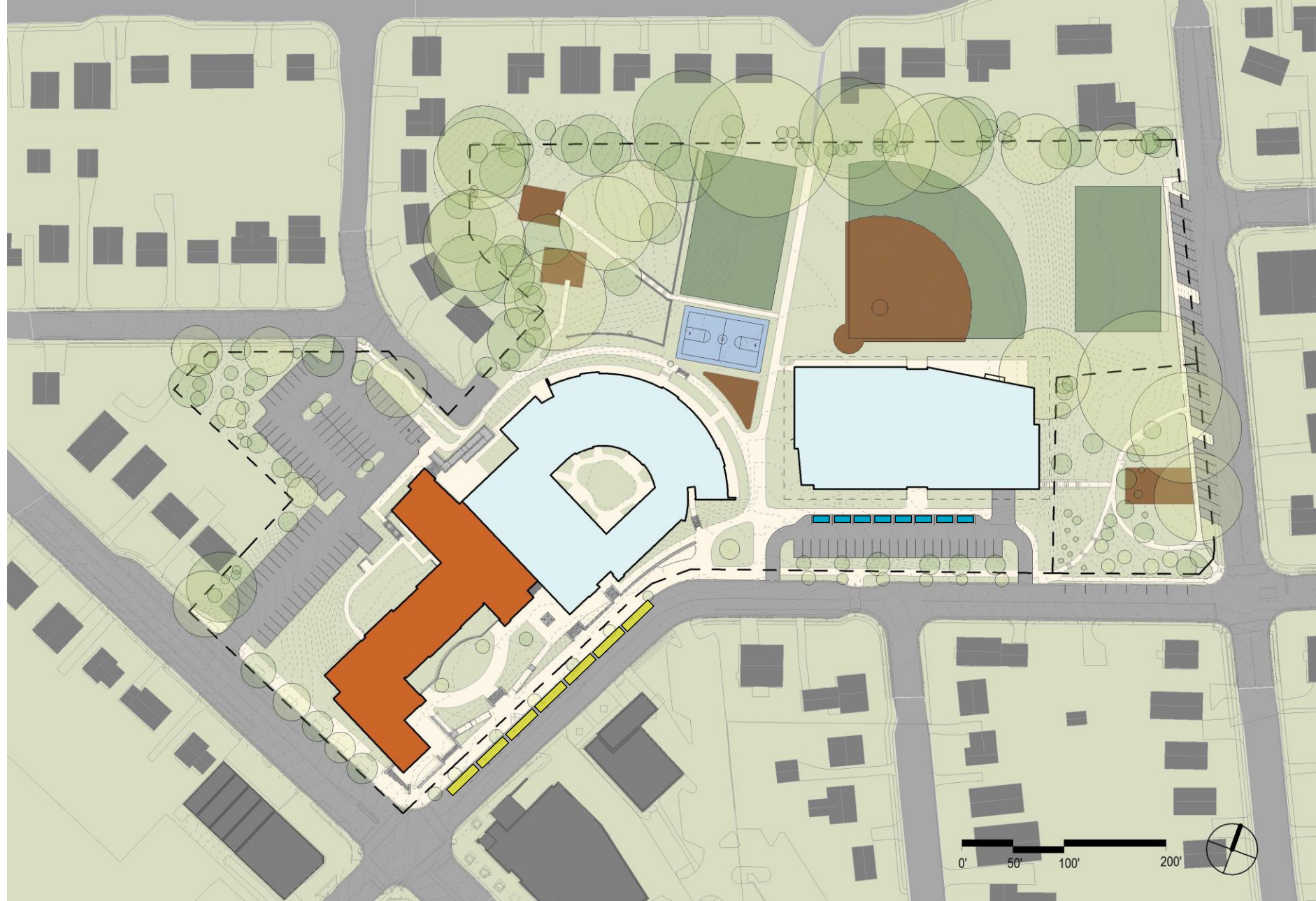
UPPER LOWER SCHEME

Pros

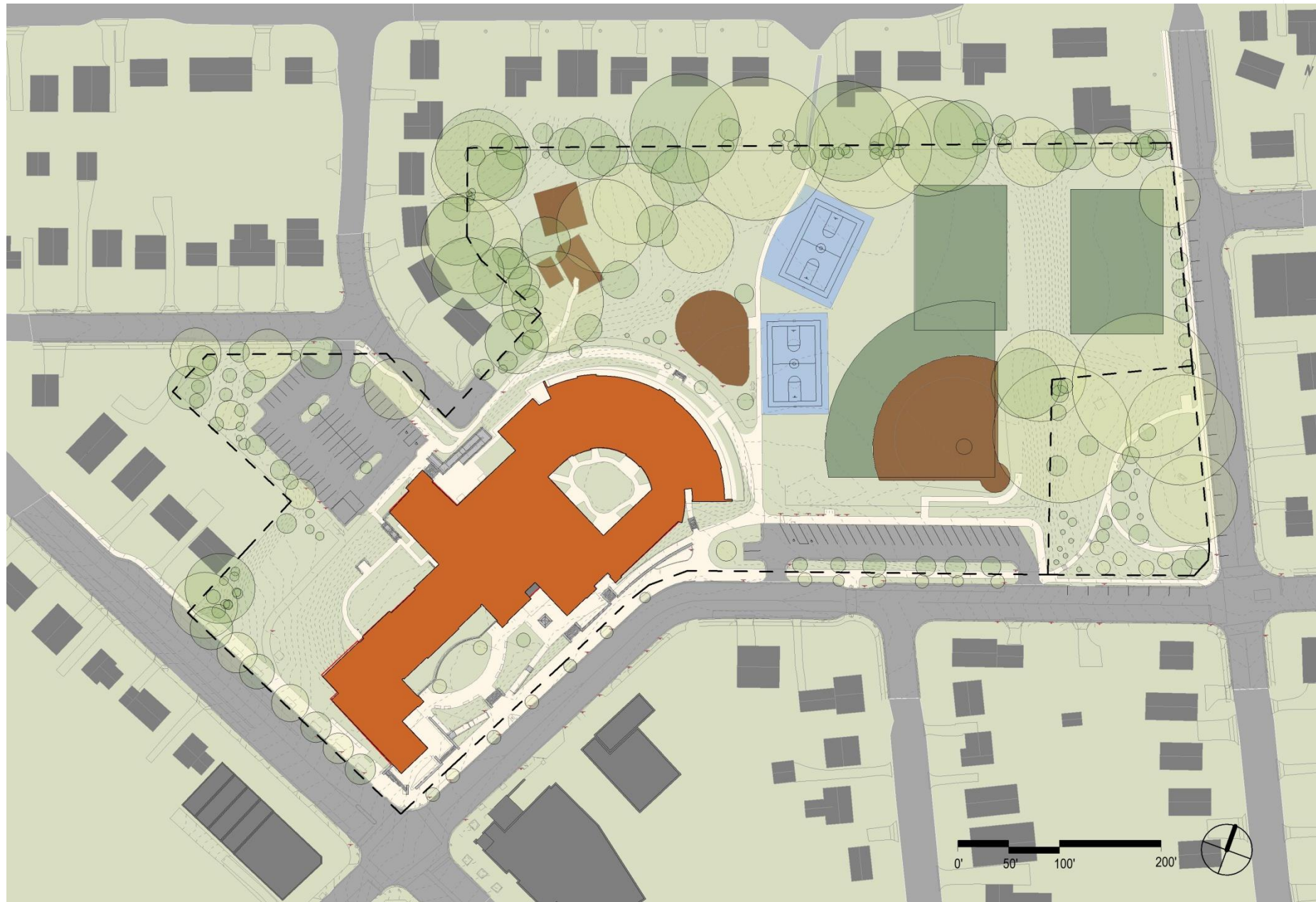
- Second lowest cost option
- Second lowest cost per seat
- Keeps existing asset with medium renovation costs
- Lowest transition time with smaller upper and lower school communities
- Operated as one school with one admin
- No major utility relocation
- Existing second floor swing space = built in expansion v/s trailers
- 4 grades with easy access to corner park for play amenities

Cons

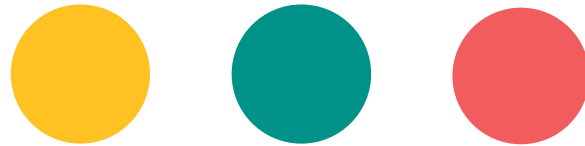
- Medium loss of open space (less loss than North or Standalone)
- 15 more parking spots required by Zoning than lowest scheme
- 3 story building that pushes into site as far as Standalone



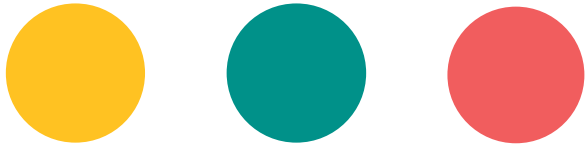
EXISTING



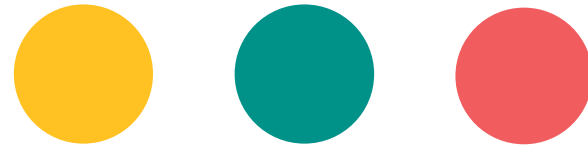
BLPC / PFRC DISCUSSION & COMMENTS



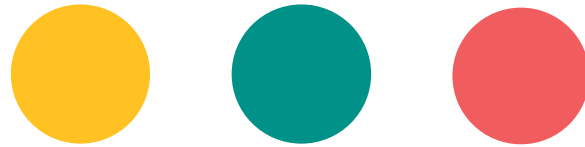
RANKING



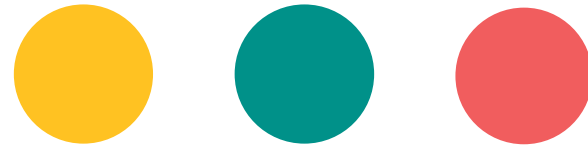
FINAL BLPC / PFRC COMMENTS



PUBLIC COMMENTS



NEXT STEPS & ADJORN



NEXT STEPS

- CMR selection expected in February
- Development of concept design report for school board
- On-going transportation data collection
- Upcoming Dates:
 - February 21st – BLPC/PFRC Transportation Meeting (tentative)
 - March 8th – Information Item to School Board
 - March 21st – BLPC/PFRC Transportation Meeting (tentative)
 - March 22nd - Action Item to School Board

ADJOURN

- Provide feedback to APS via project email: reed.info@apsva.us
- For further information, please contact:

APS Project Manager

Ajibola (Aji) Robinson PMP

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County Project Manager

Nicole Boling

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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: reed.info@apsva.us
 - To Arlington County: <https://commissions.arlingtonva.us/planning-commission/public-facilities-review-committee-pfrc/school-projects/walter-reed/>