

NEW ELEMENTARY SCHOOL

REED SITE, ARLINGTON PUBLIC SCHOOLS

SCHEMATIC DESIGN



VMDO

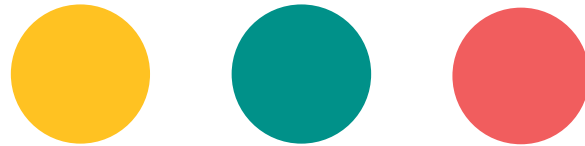


BLPC + PFRC JOINT MEETING

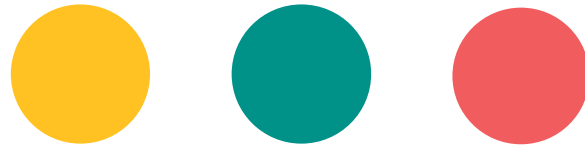
BUILDING LEVEL PLANNING COMMITTEE
PUBLIC FACILITIES REVIEW COMMITTEE

- 1. Welcome/Opening Remarks**
- 2. Updates**
- 3. Transportation Update**
- 4. Site & Building Design Update**
- 5. Public Comment**
- 6. Next Steps & Adjourn**

WELCOME / OPENING REMARKS



UPDATES



PROJECT PARAMETERS

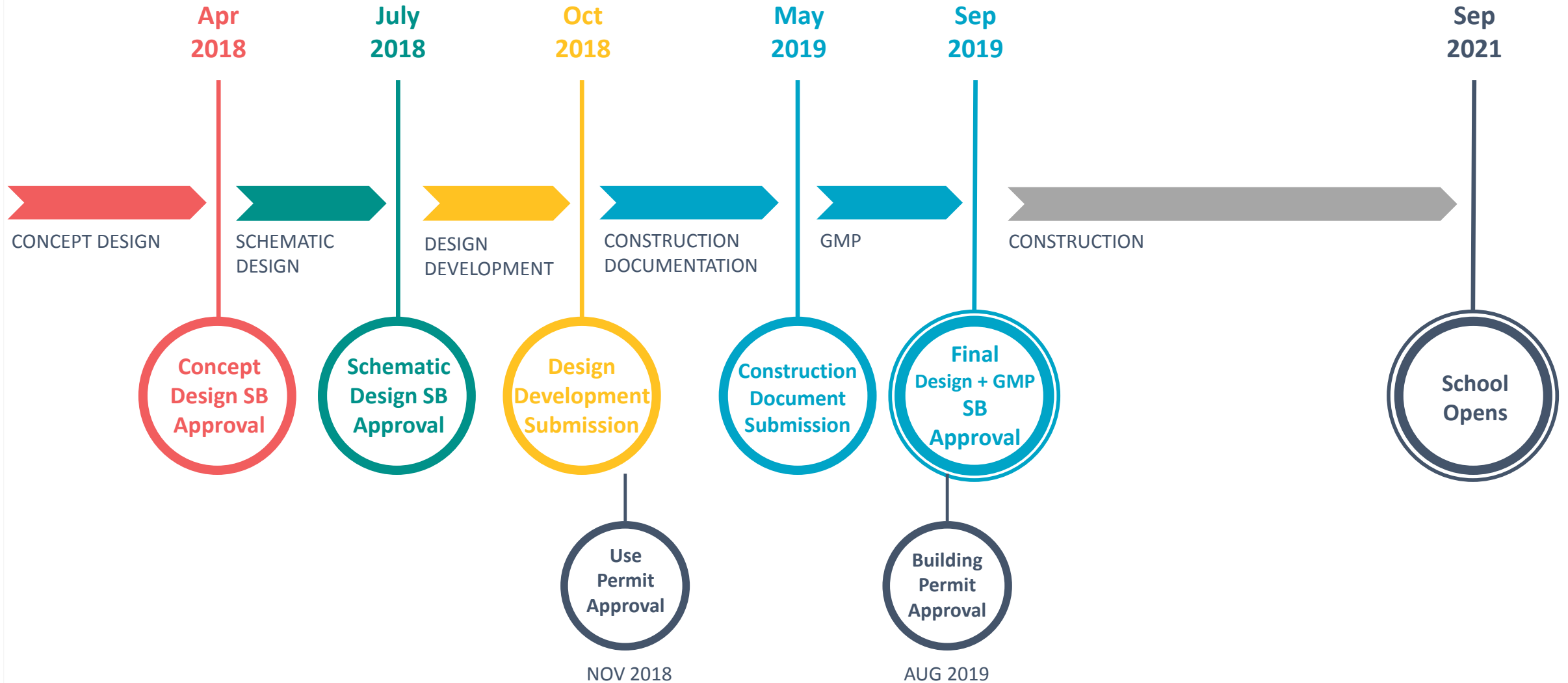
1. Create a **new neighborhood elementary school** with an attendance zone
2. Support APS Strategic Plan Goals, specifically **Goal #4 – Provide Optimal Learning Environments**
3. Address capacity by providing at least **725 seats**
4. Open by start of school **2021**
5. Spend a maximum project cost of **\$55 million, with strong direction to find opportunities to reduce costs.**

CONCEPT DESIGN APPROVAL

- Approved the “**Integrated**” option:
 - General site plan layout (with surface parking to address on-site needs), location of building, massing, and extent of building re-use; and
 - Maximum funding of \$55 million with the understanding that final funding, including sources, will be determined as part of the FY 2019-28 CIP.
- Directed staff to pursue various strategies to reduce costs.
- Charged BLPC to continue its primary role of communication with community stakeholders, be prepared to discuss compromises to achieve cost reductions, conclude schematic design deliberations by the end of June 2018.

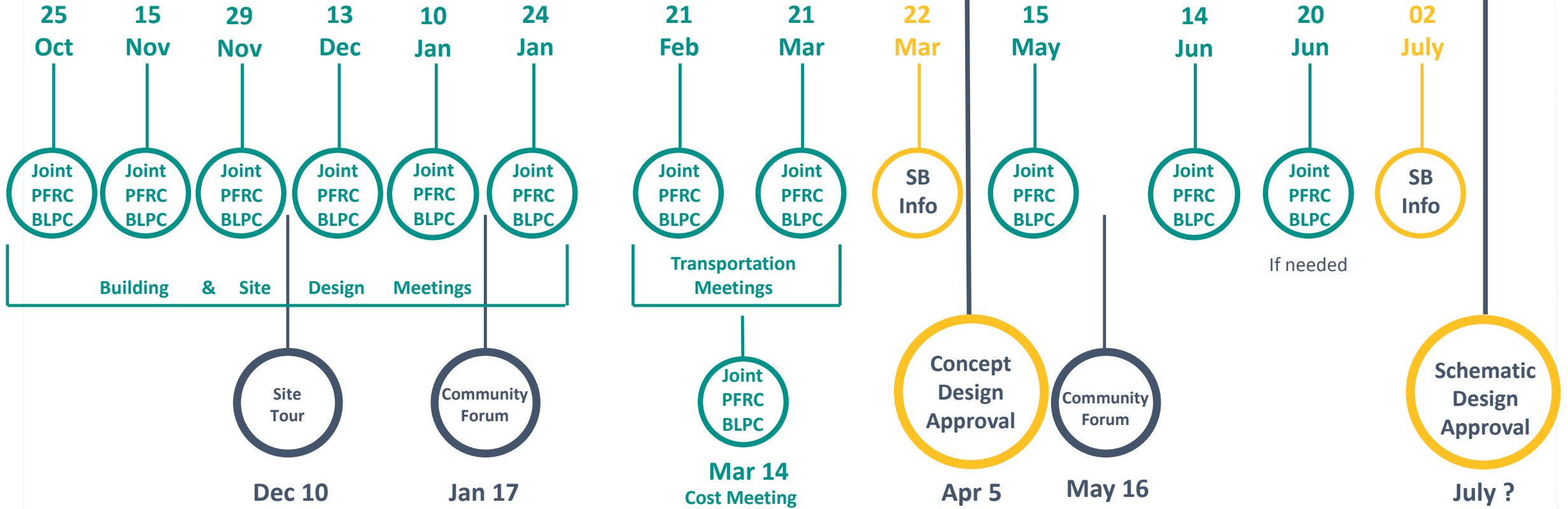
Read the full motion here:

[https://www.boarddocs.com/vsba/arlington/Board.nsf/files/AXJSVZ7497DB/\\$file/F-4%20NES%20at%20Reed%20Concept%20Design%20motion%20Revised%20040518.pdf](https://www.boarddocs.com/vsba/arlington/Board.nsf/files/AXJSVZ7497DB/$file/F-4%20NES%20at%20Reed%20Concept%20Design%20motion%20Revised%20040518.pdf)



CONCEPT DESIGN

SCHEMATIC DESIGN



FY 2019-28 CAPITAL IMPROVEMENT PLAN (CIP)

- CIP is a 10-year plan that addresses APS capital needs
- FY 2019-28 CIP website: https://www.apsva.us/engage/cip_fy19-28/
- Forthcoming events
 - **May 16 – CIP info session, 6-7:00 pm, Swanson Middle School**
 - May 21 – CIP info session, 6-7:00 pm, Patrick Henry Elementary School
 - May 22 – CIP Work Session #4
- Approval timeline
 - June 7 – School Board information
 - June 21 – School Board adoption
 - July – County Board adoption
- Comments/questions: engage@apsva.us

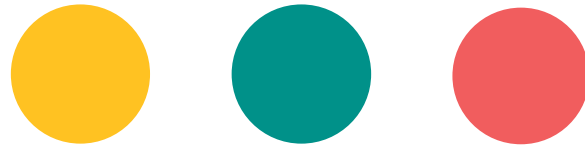


WALK ZONE REVIEW AND ELEMENTARY SCHOOL PLANNING INITIATIVE

- Engagement process that is strategically reviewing the location of neighborhood and option elementary school sites
- Website: <https://www.apsva.us/elementary-school-boundary-change/>
- Process recently slowed down with all recommendations and decision-making on locations and boundaries moved to Fall 2018
- Staff provided an updated analysis of sites on April 30 (posted on website)
- Forthcoming events
 - **May 30 – Community Meeting, 7:00 pm, Swanson Middle School**
- Comments/questions: engage@apsva.us



TRANSPORTATION UPDATE



Traffic Study

Major Findings

- School traffic can be accommodated on the adjacent street network
- No traffic/roadway recommendations (e.g. new traffic signals, roadway widening, etc...)
- Review of pedestrian facilities found several sub-standard elements (i.e. they do not meet County standards), but no obvious improvements
- Report identifies several locations where sidewalks only exist on one side of the street on major walking routes
- Based on a preliminary review, at all of these locations, widening the sidewalk would require removing on-street parking. Report recommends County explore widening at these locations (not recommending inclusion in Reed project)

Next Steps

- Submitted to County for review
- Receive comments from County staff
- Follow-up with County staff, depending on comments
- Transportation Commission (June 28th)
- Planning Commission
- Development of Use Permit Conditions
- County Board Hearing

Parking Spot Count

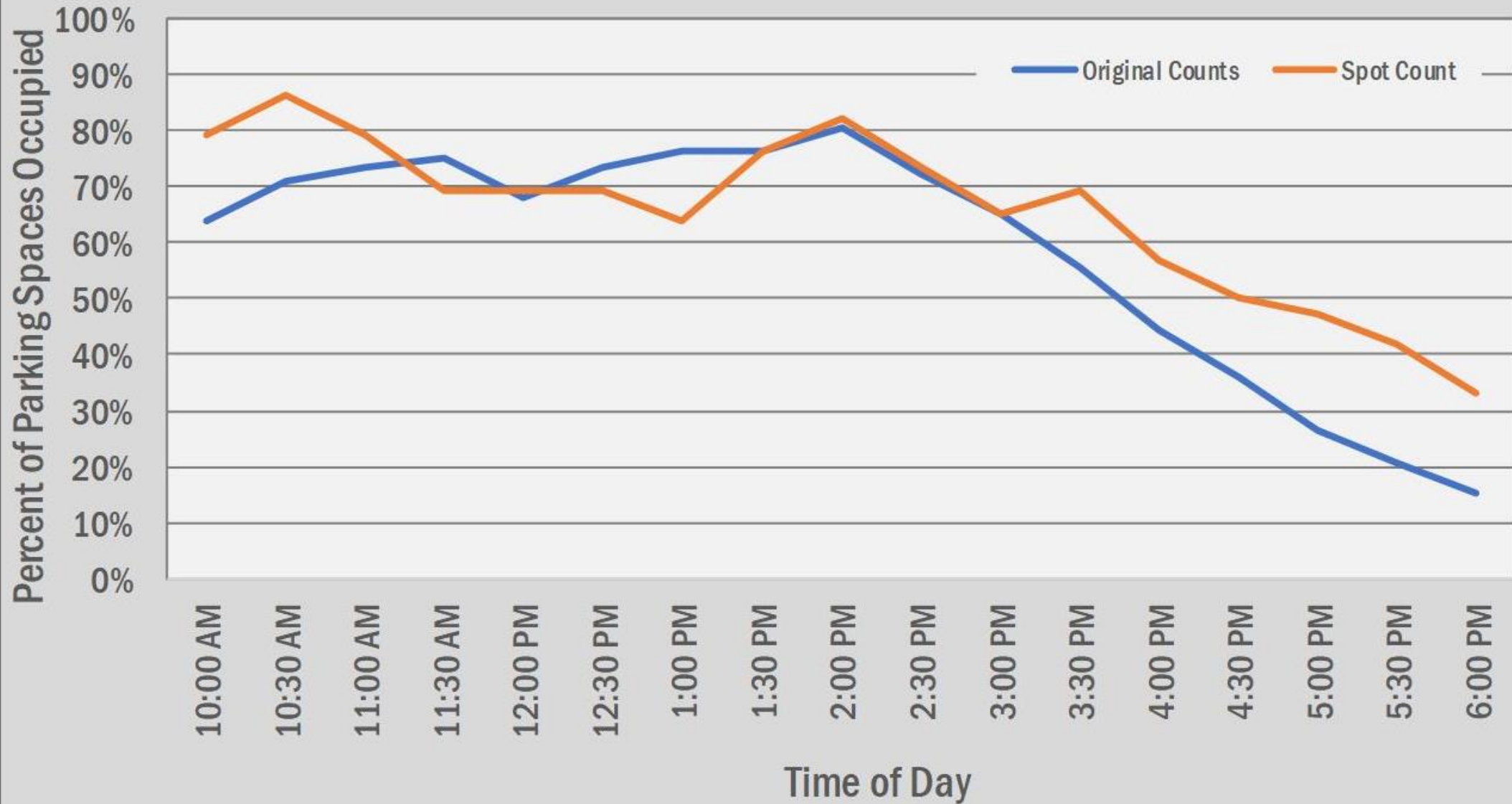
Count

- Thursday, April 12, 2018
- 10am-6pm
- Included same area as main counts, but with fewer residential blocks further from the site
- Party sunny, 79 degrees

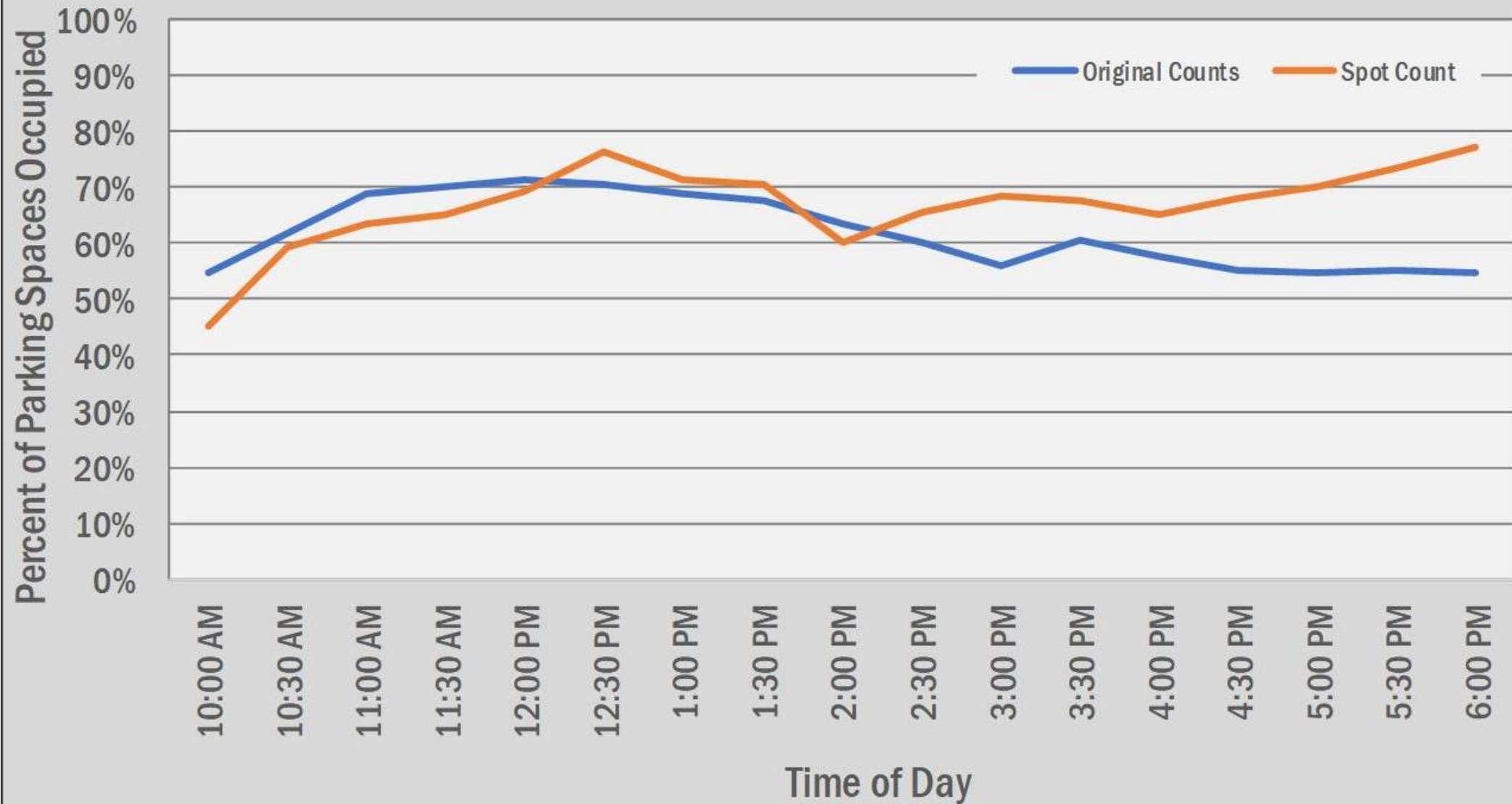
Results

- Committees were right:
 - Library parking was higher
 - Recreation fields parking was higher
 - Retail parking was higher
- Overall parking between 11am and 3pm was nearly identical
- Main takeaway from the spot count was to reinforce the concept of using the area set aside for pick-up/drop-off queue for library visitors, especially since story-time doesn't occur during arrival or dismissal

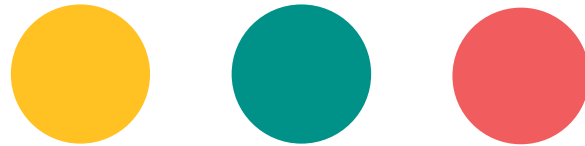
Comparison of Spot Count to Original Count: Site Lots



Comparison of Spot Count to Original Count: Retail Parking



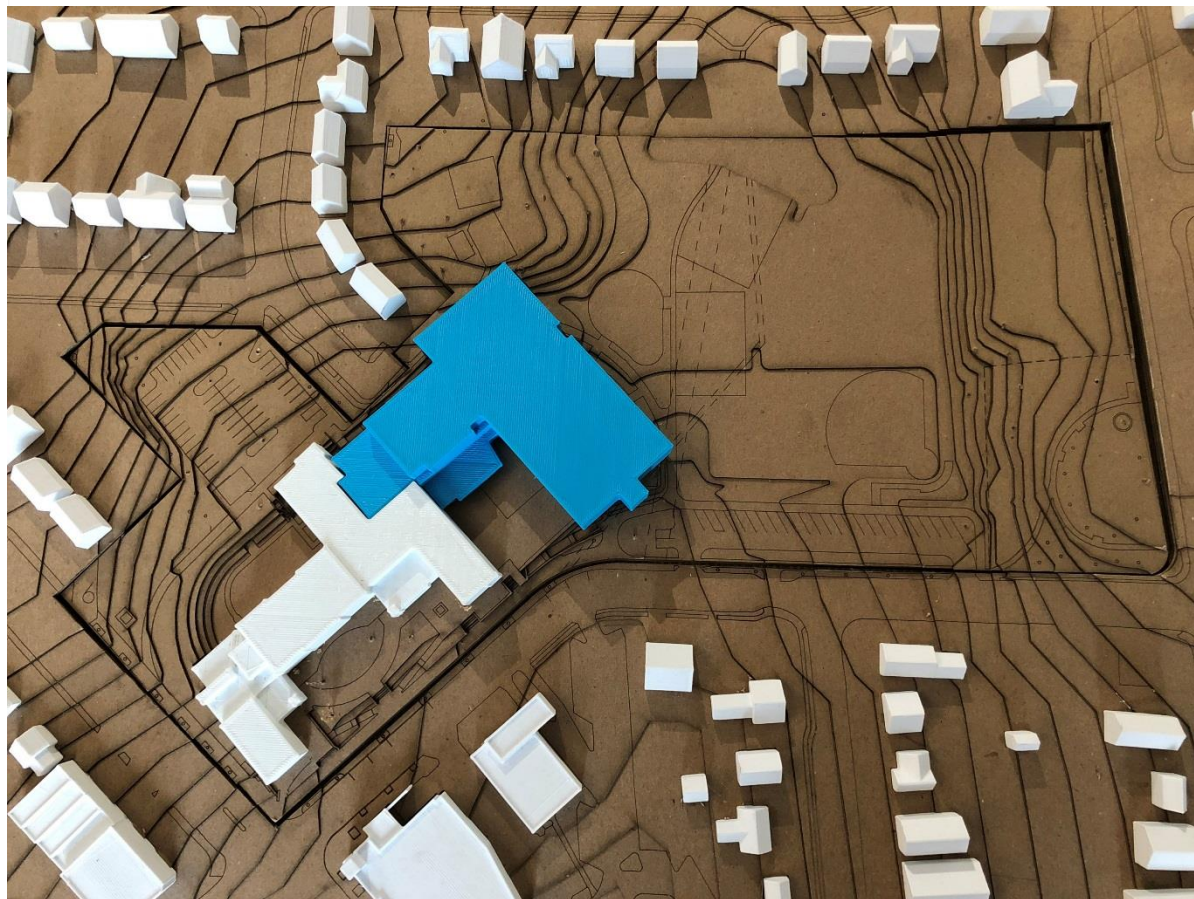
SITE & BUILDING DESIGN UPDATE





INTEGRATED SCHEME COMPARISON

MASSING MODEL



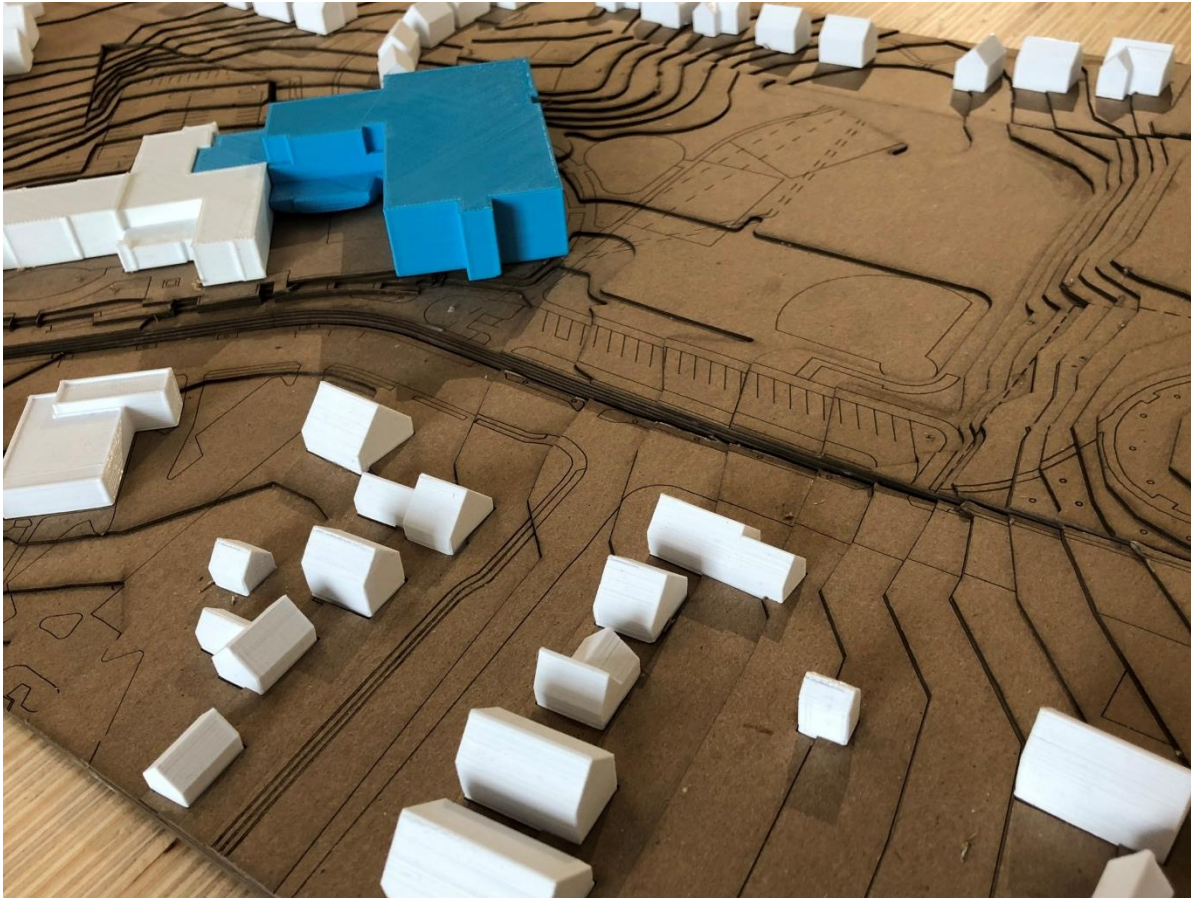
3-Story Integrated



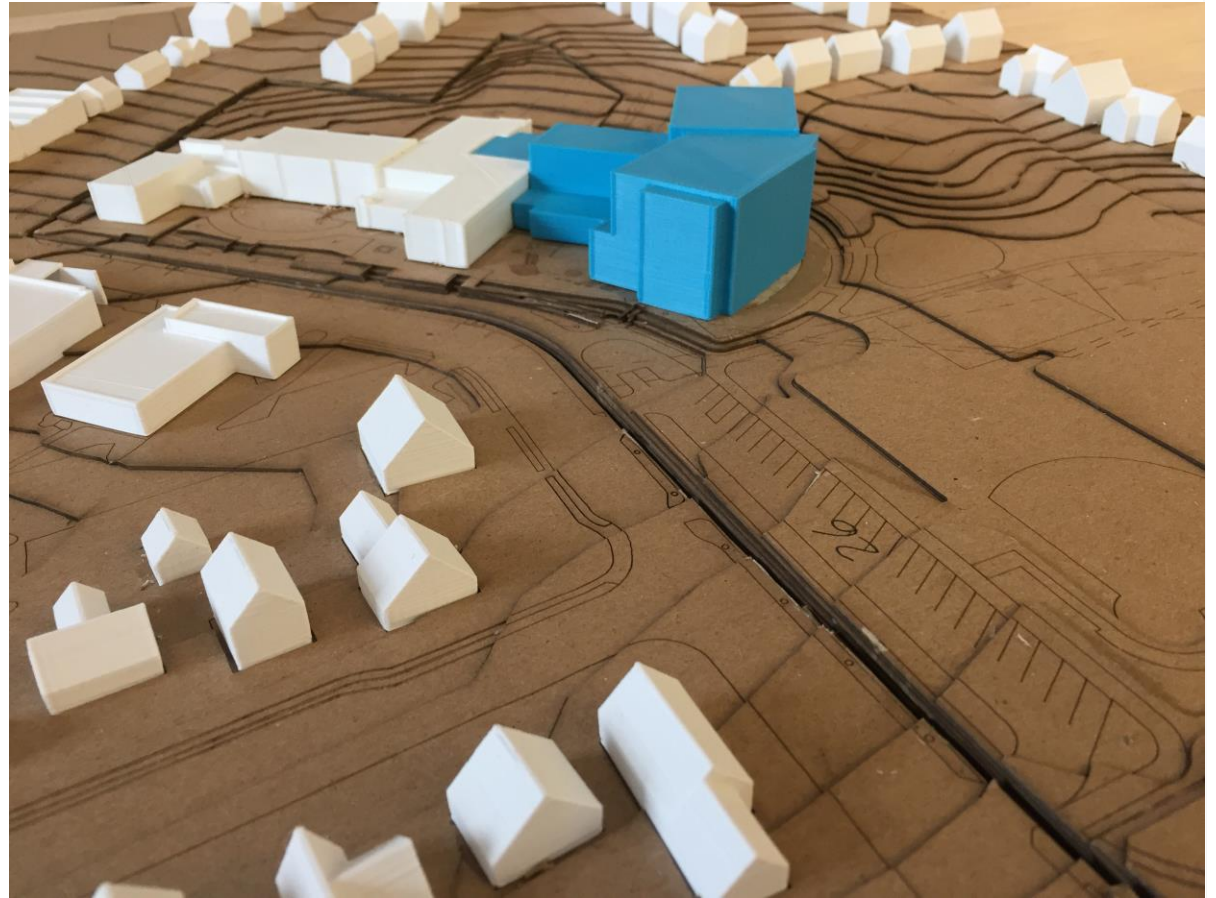
4-Story Integrated

INTEGRATED SCHEME COMPARISON

MASSING MODEL



3-Story Integrated



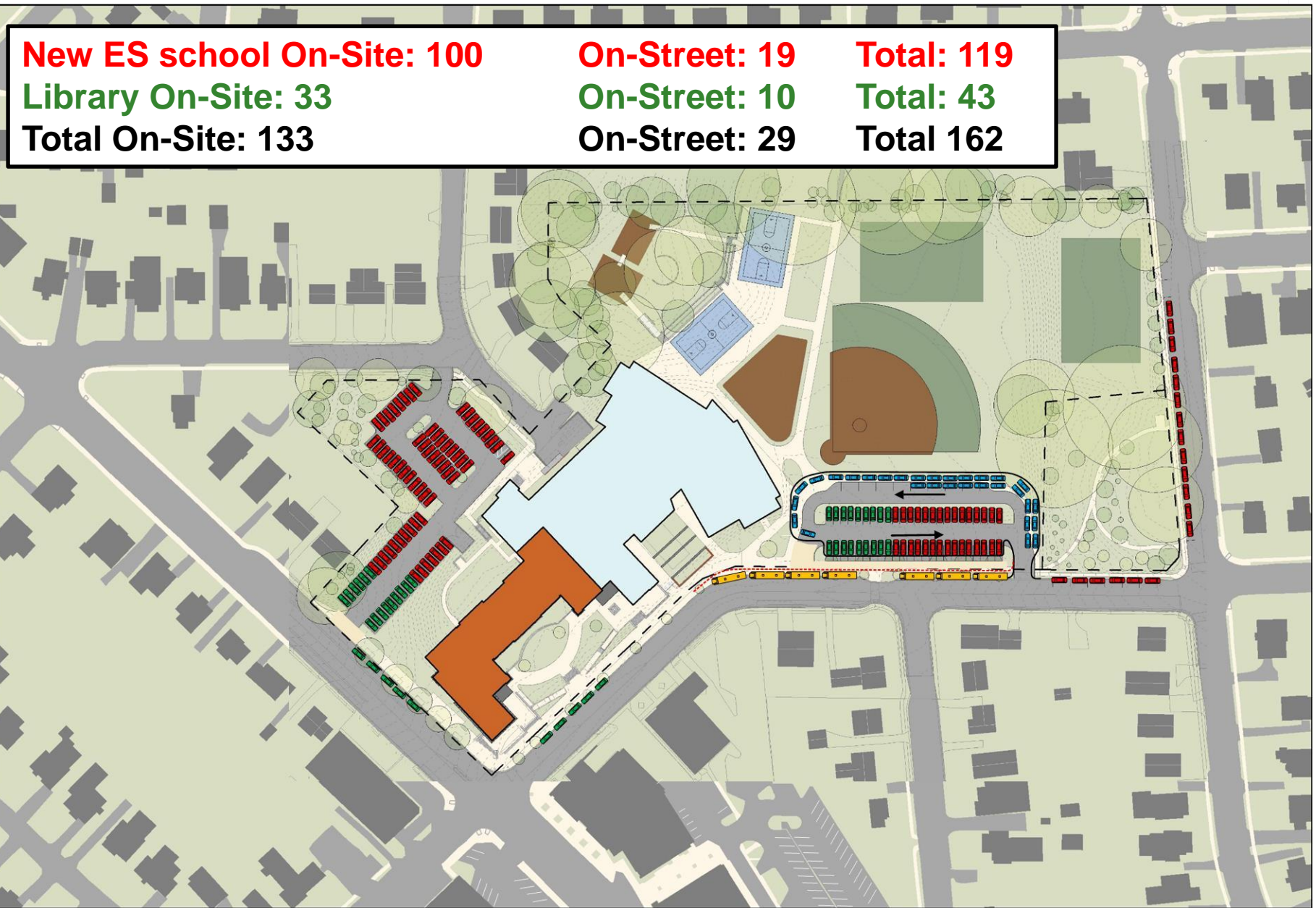
4-Story Integrated

New ES Parking

Park ES staff in expanded NW lot and expanded 18th Street lot

Some use of on-street parking, occurring further away from Washington Blvd

Visitor parking in expanded 18th St lot, including time restricted visitor spaces in the queuing area (minimum of 10 spaces)



Transportation Analysis, Final Draft:

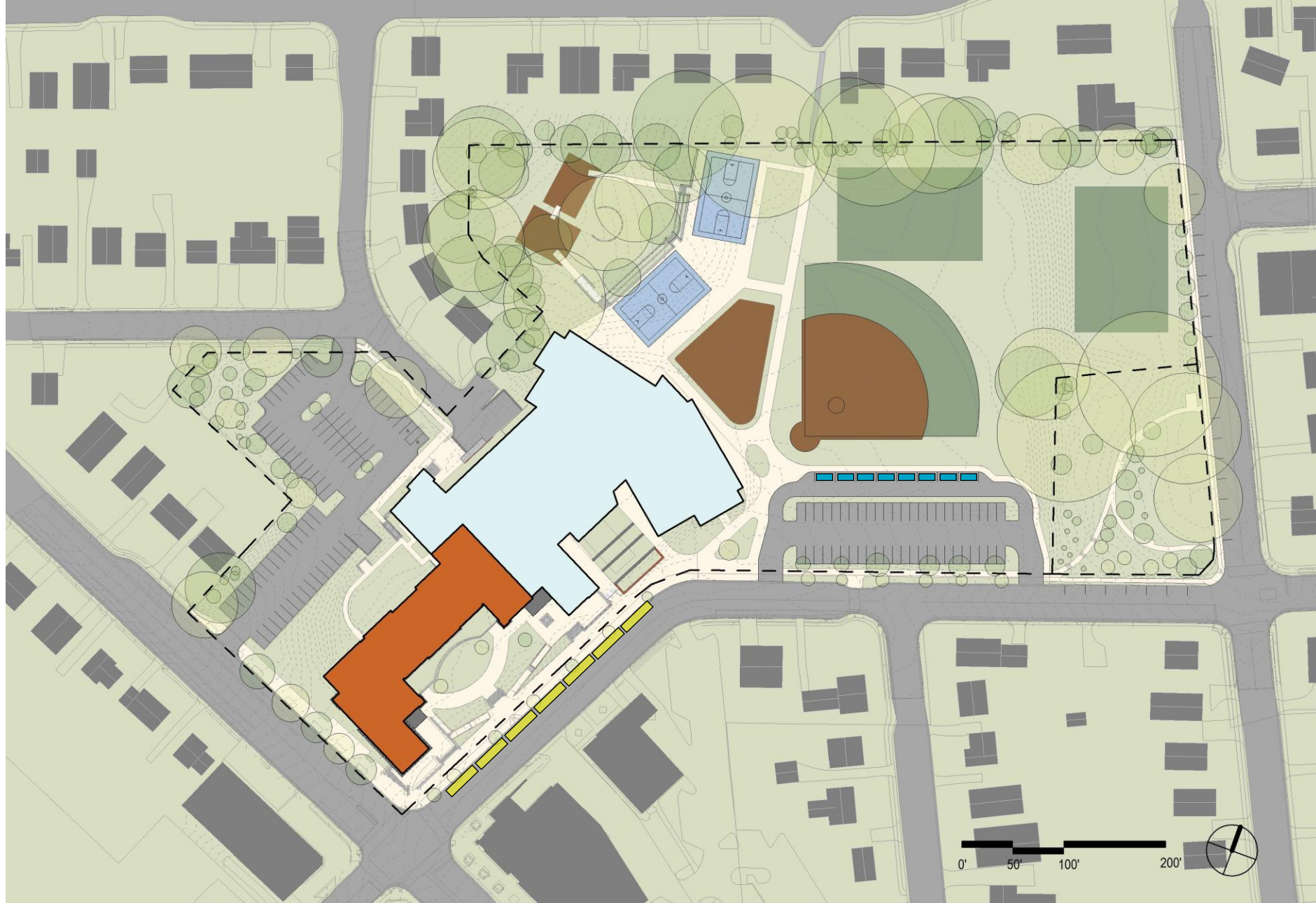
“Checklist” for Schematic Design

On-site parking:
Minimum of 124 spaces

Buses: Need space for 7
buses to load/unload

Student drop-off/pick-up
queue: Space for a total of
30 cars on-site

Bicycle parking for
staff/student
recommendations



PROPOSED SCHEMATIC DESIGN

On-site parking:
133 spaces (9 over min)

Space for 7 buses to
load/unload at suggested
location

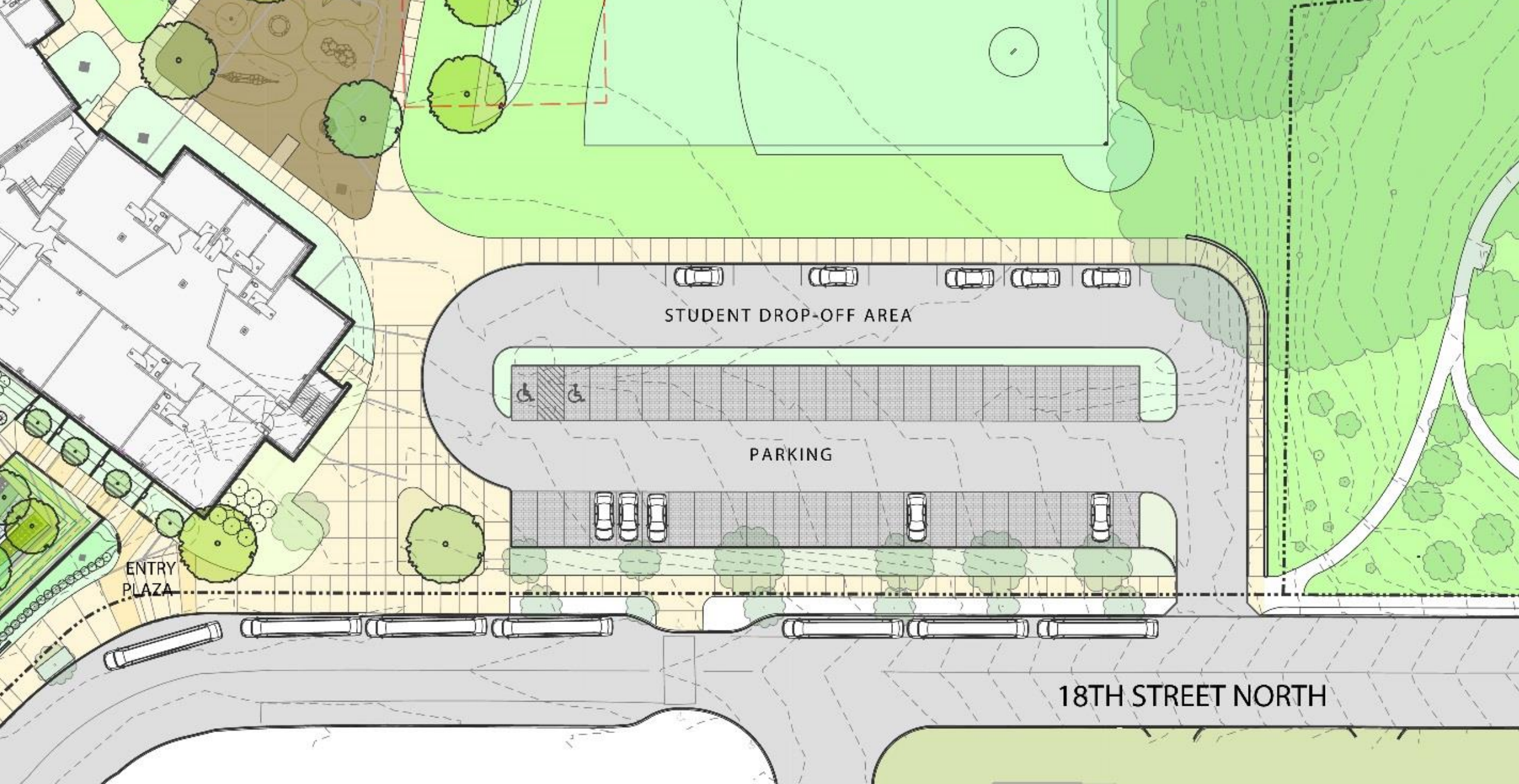
Space for a total of 30
cars to queue on-site in
two rows

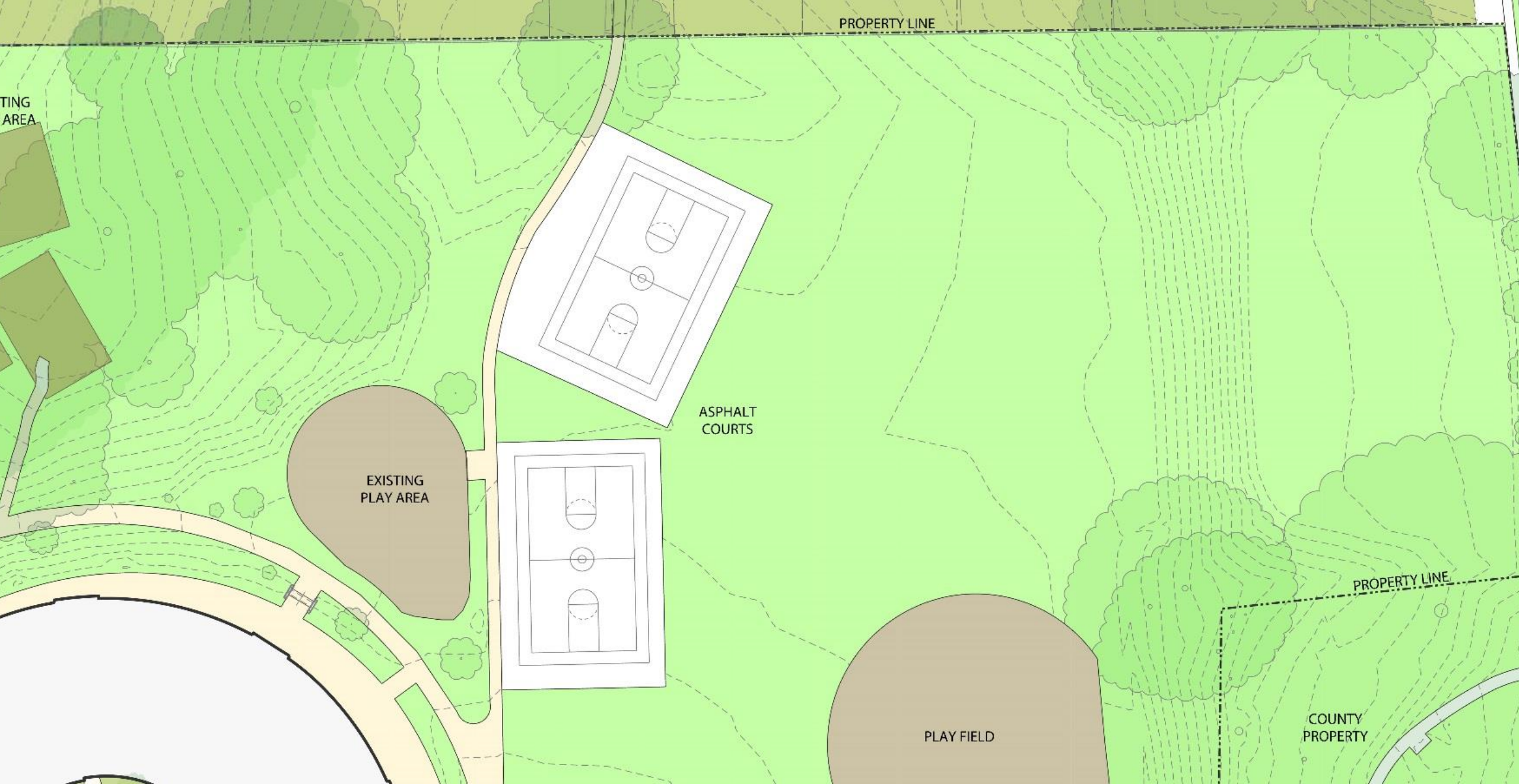
Interior Class 1 bike
storage with a shower

Exterior bike racks











TING
AREA

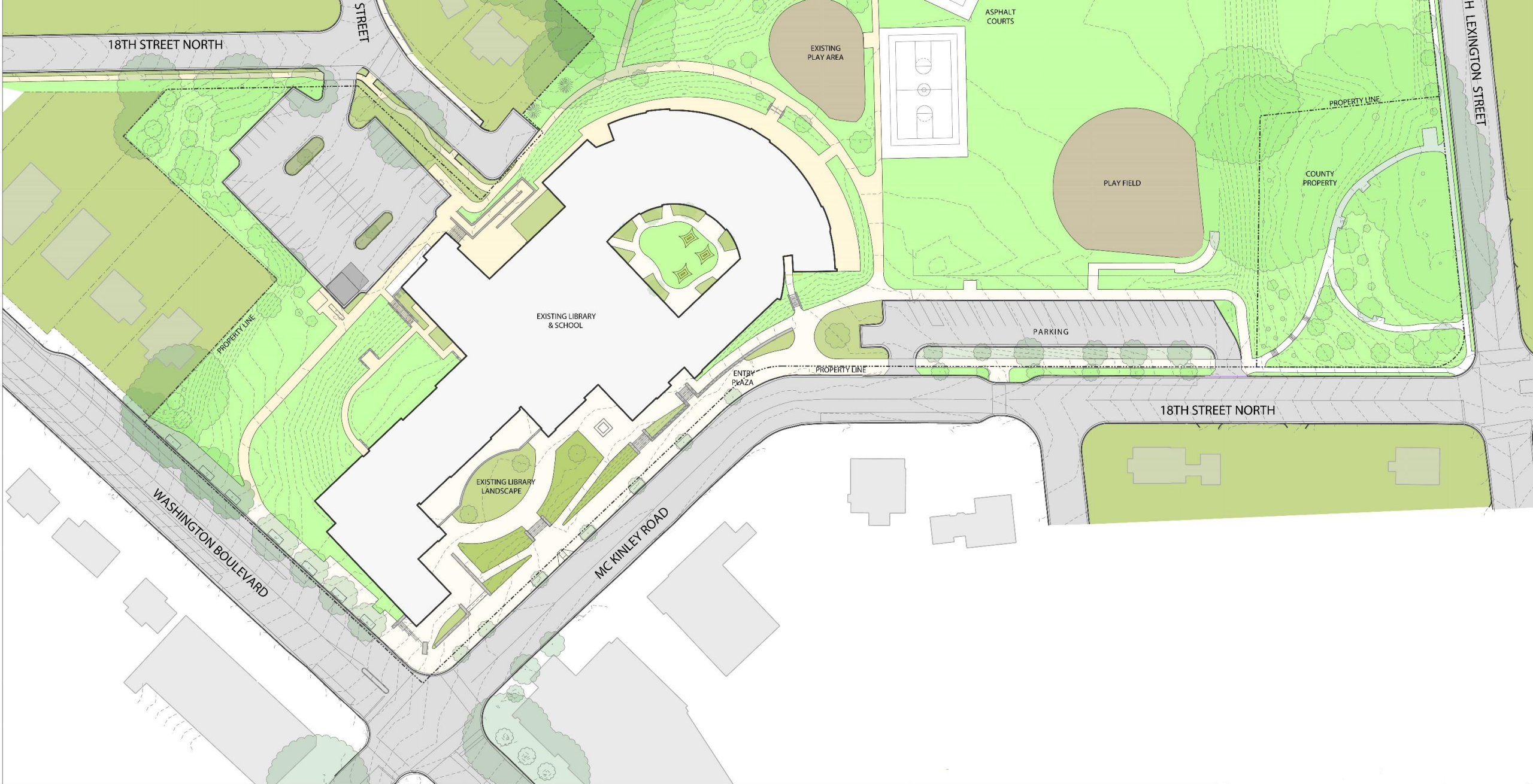
PLAY FIELD

PLAY FIELD

PLAY FIELD









EXISTING LIBRARY
& SCHOOL







CISTERN FED ACCESSIBLE RAISED BEDS



SENSORY PATHS



CISTERN FED ACCESSIBLE WATER PLAY

Impervious Areas (sf)

Existing

Building:	52,744
Play Courts:	16,272
Other Paving:	46,741
Parking:	26,476
<hr/> Total:	<hr/> 142,233
% of site:	39%



Impervious Areas (sf)

Existing

Building:	52,744
Play Courts:	16,272
Other Paving:	46,741
Parking:	26,476
Total:	142,233
% of site:	39%

Proposed

Building:	58,254
Play Courts:	10,632
Other Paving:	45,751
Parking:	46,982
Total:	161,619
% of site:	44%



Cost reduction measures

Wood construction in lieu of steel

Steel and concrete deck for now

Joist v/s beam roof framing & fireproofing issues

Beam framing at roof

Stacking K & 1 over Gym for repetitive structure

Marginal savings, so not worth it

Exploring prefabrication & different wall systems

May use structurally insulated panels

Reduced renovation scope

No new construction south of fire wall

Met with Instructional staff to find reductions in program

Continue to reduce where possible

Use classrooms to remain as-is without renovation

Create break-out space to meet program



Not adding a second floor in this area to save \$



Example of extended learning space outside PreK rooms

Explored various mechanical systems
Geo-exchange is best value

Energy efficient design to avoid having
to bring in a new electrical service or
new gas service

Right sized systems

Avoided tearing up all existing asphalt or
moving any public utility lines

*Triggers more storm water
treatment measures*

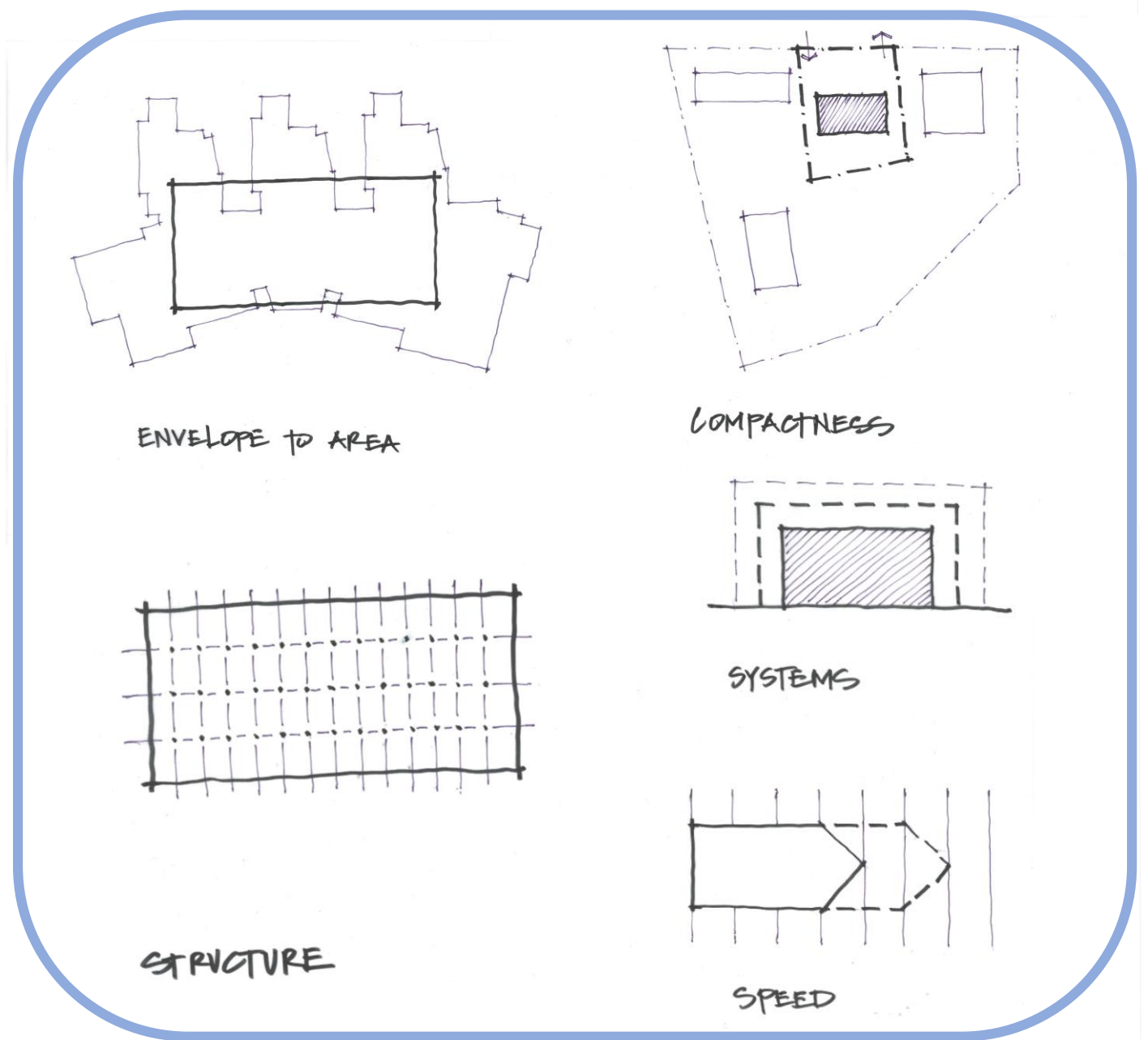
Overall:

Squeezing building,

Simplifying shapes,

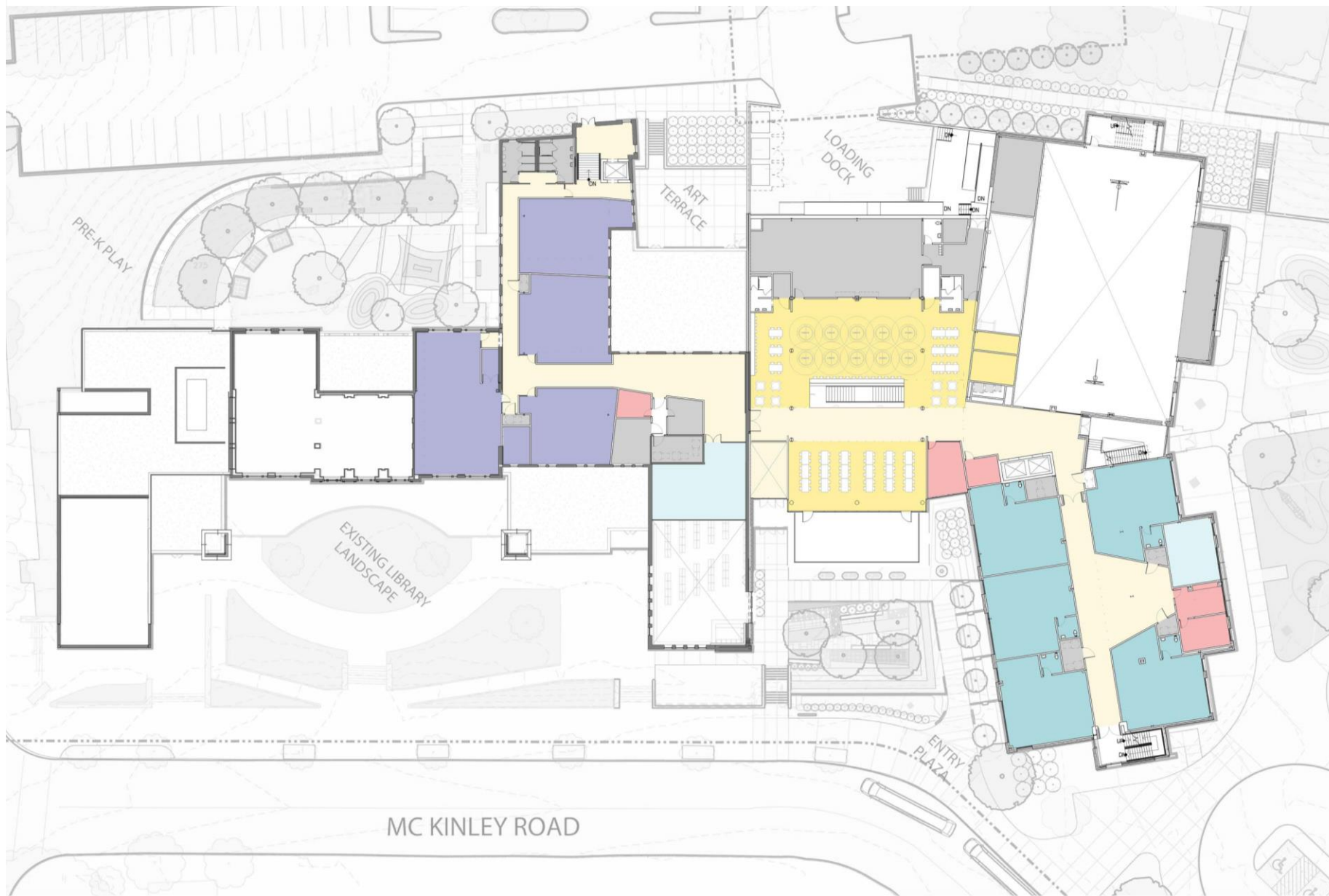
Using repetitive structural members,

Fine tuning all building systems





- CLASSROOM
- RESOURCE ROOM
- SHARED/PUBLIC (Dining, Library)
- PHYSICAL EDUCATION
- CORRIDOR / COMMONS
- SUPPORT
- ADMINISTRATION
- ARTS

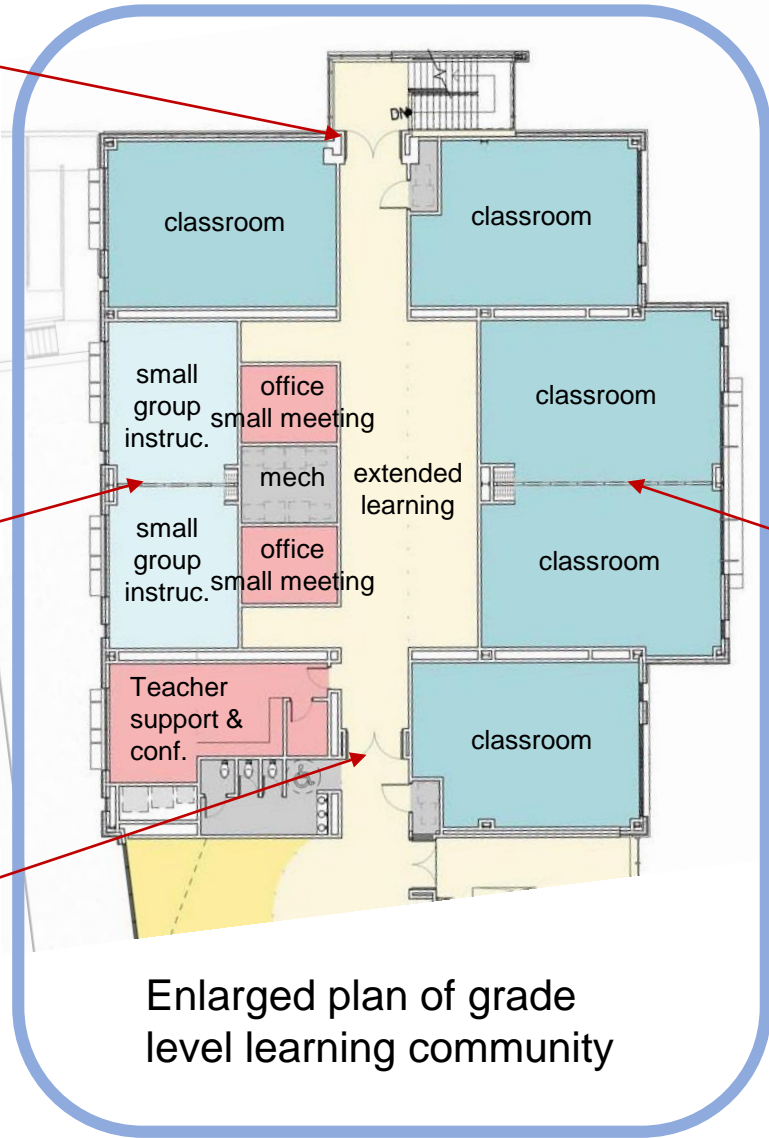


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Doors to secure entire grade house

operable partition

Doors to secure entire grade house

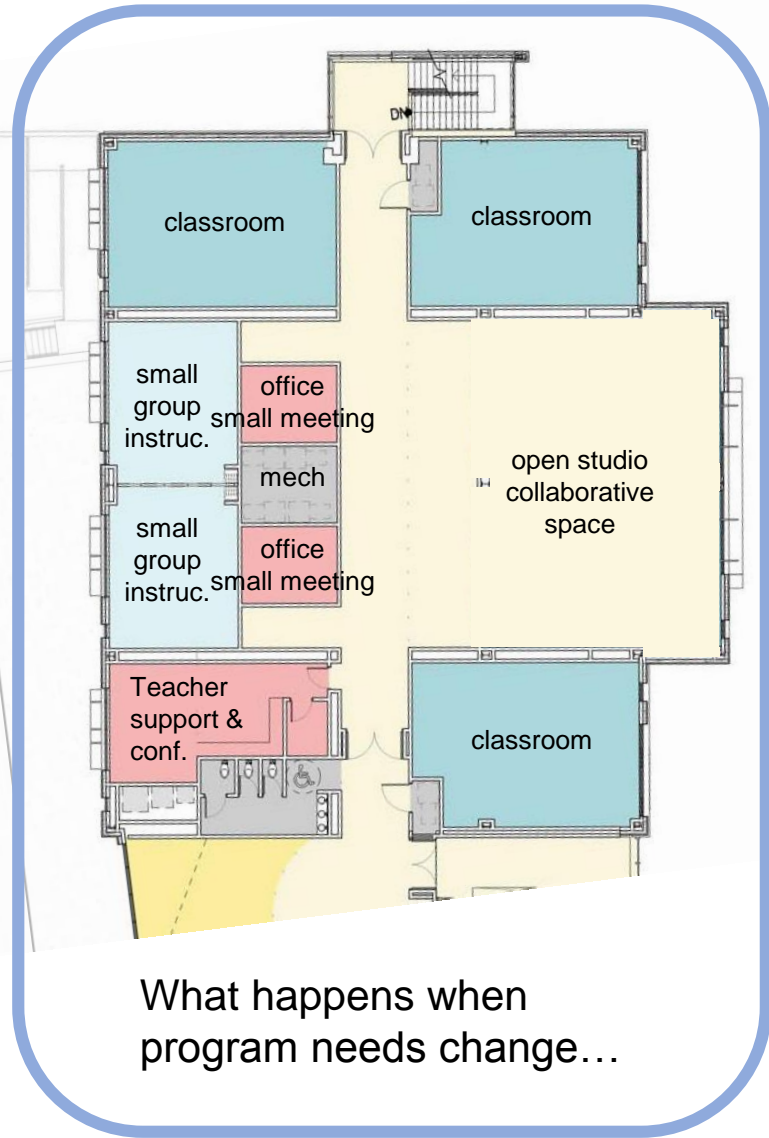


Enlarged plan of grade level learning community

operable partition



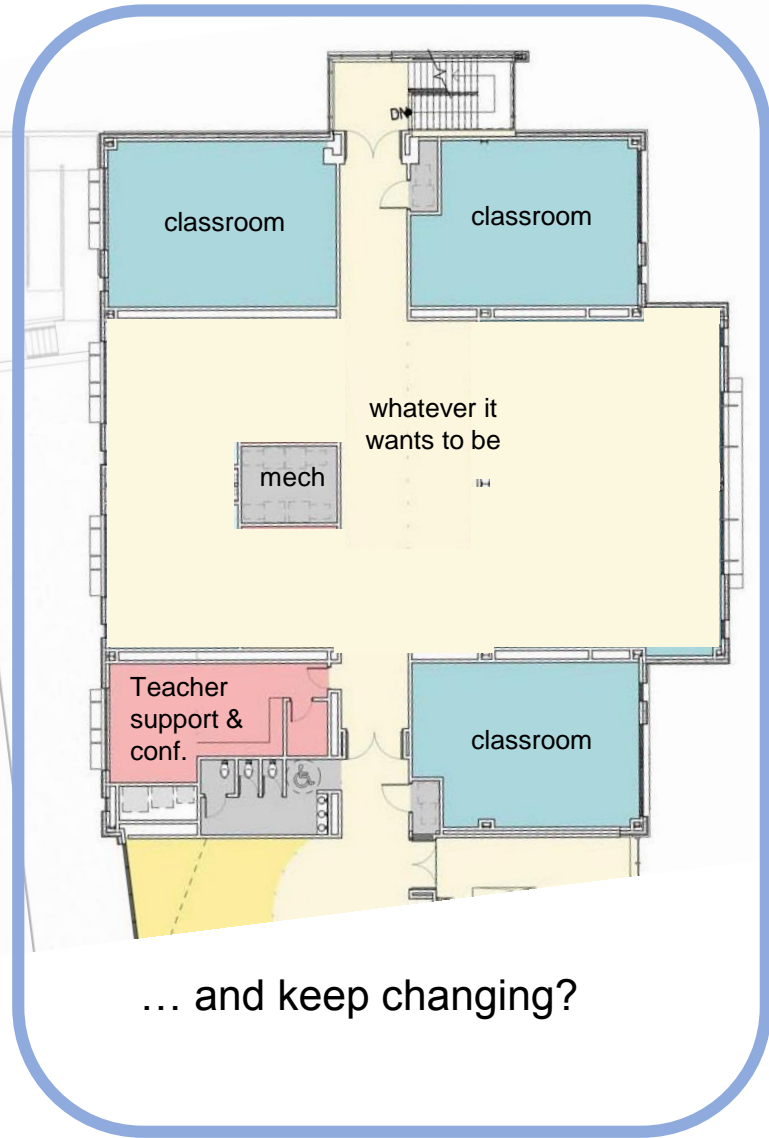
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What happens when program needs change...



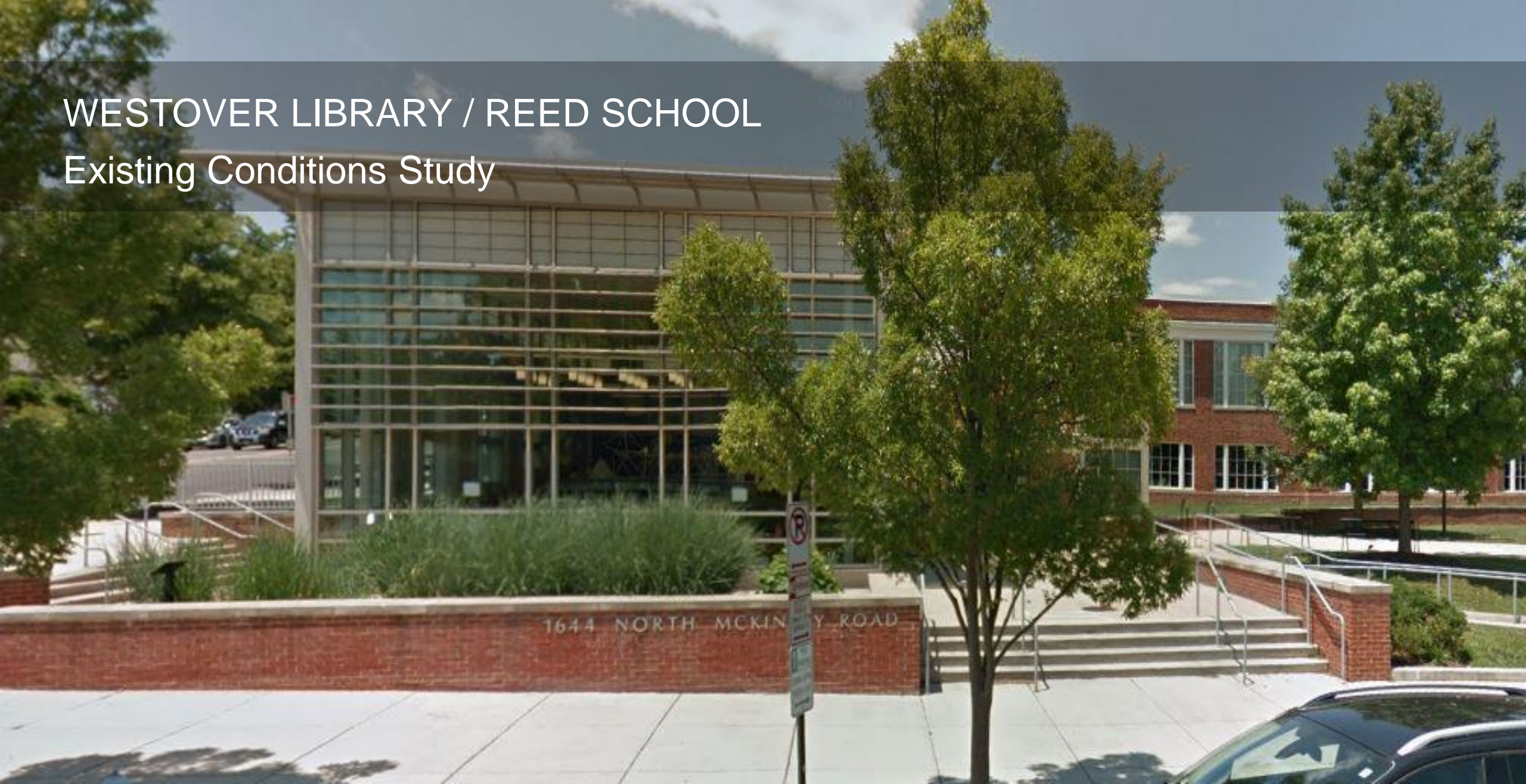
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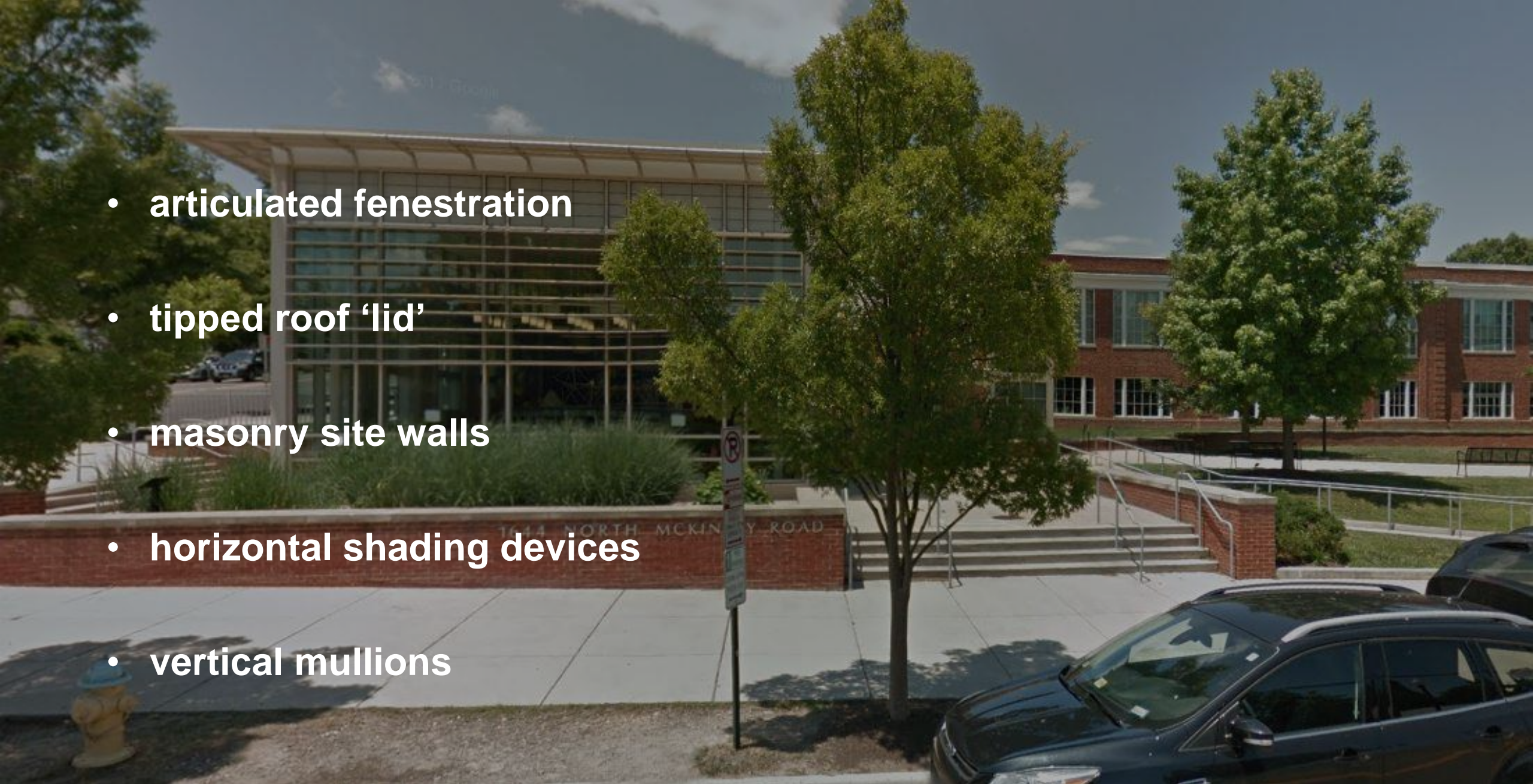
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WESTOVER LIBRARY / REED SCHOOL

Existing Conditions Study





- 
- articulated fenestration
 - tipped roof 'lid'
 - masonry site walls
 - horizontal shading devices
 - vertical mullions



- **classical features & proportions**
- **base_middle_cornice**
- **arched Windows**
- **series of 3 elements**



- modern proportions
- masonry piers
- vertical openings
- gridded mullions



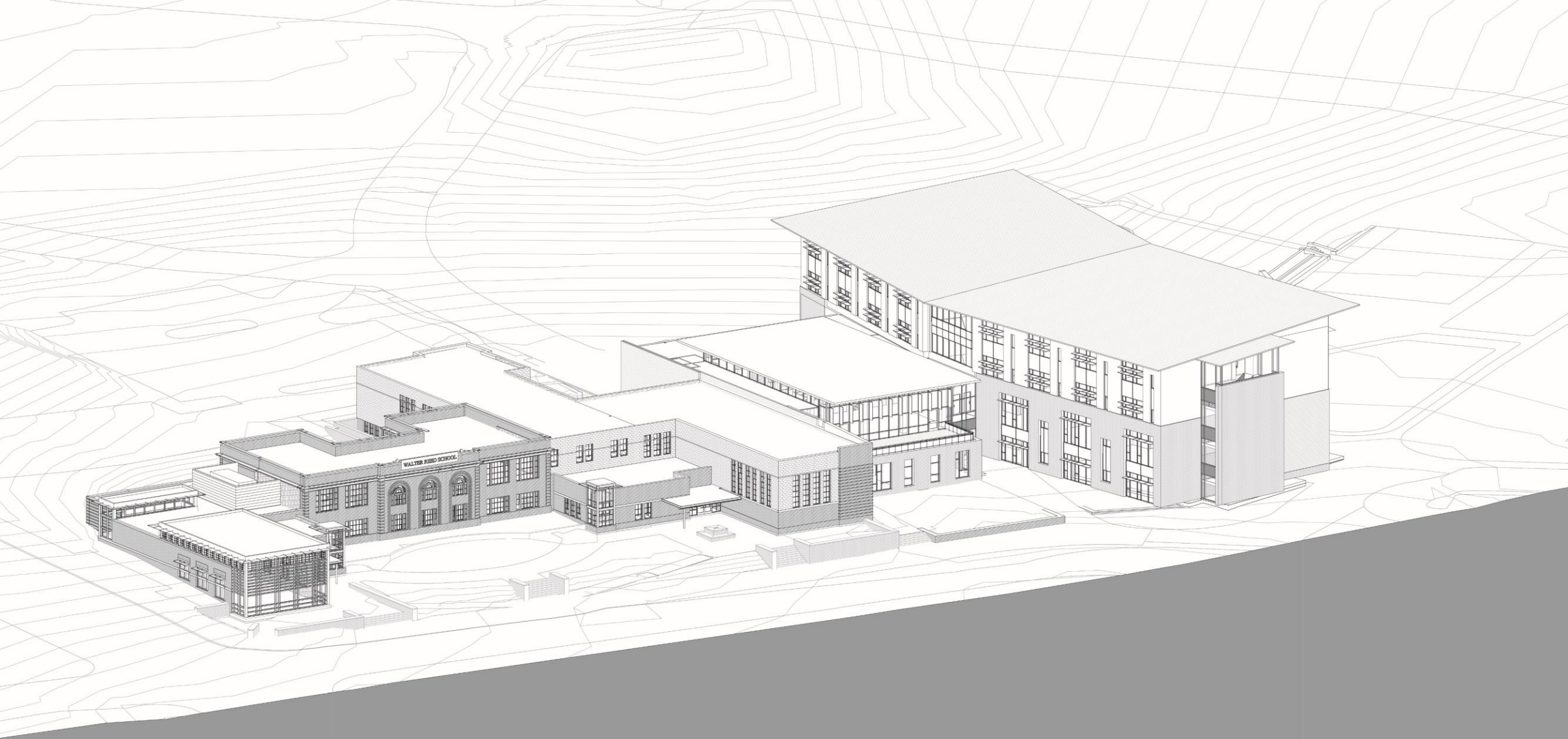


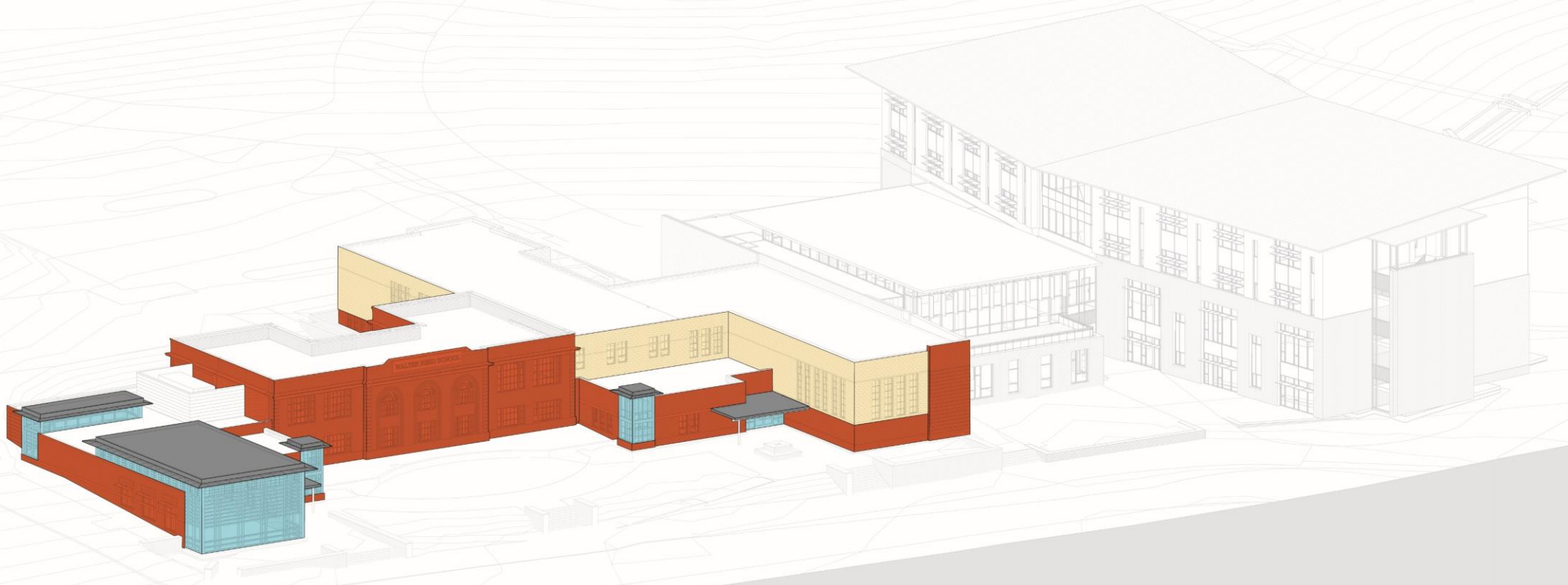


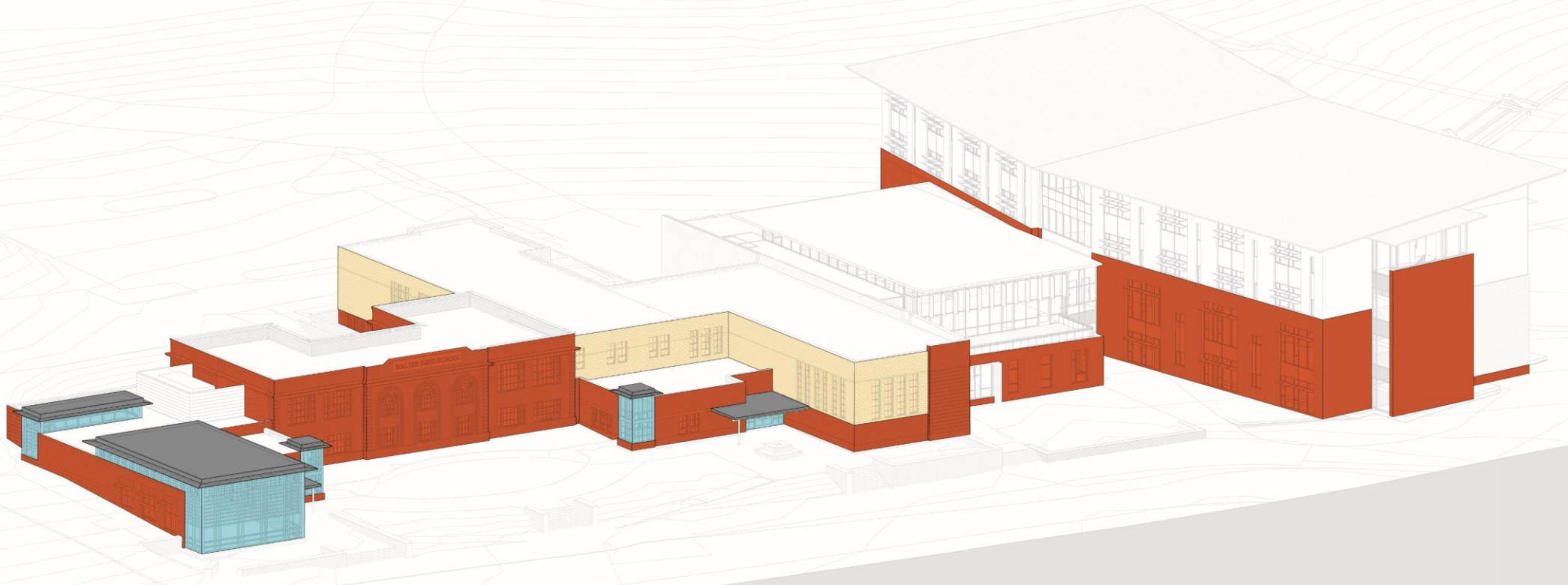


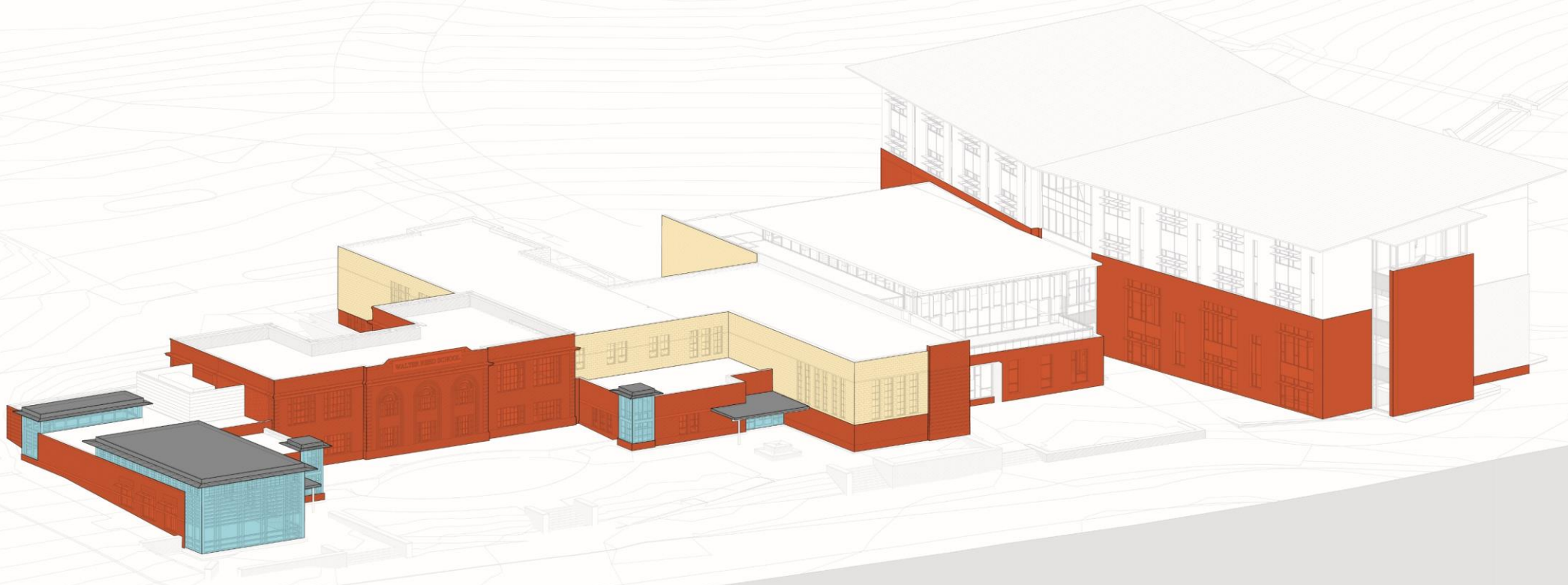


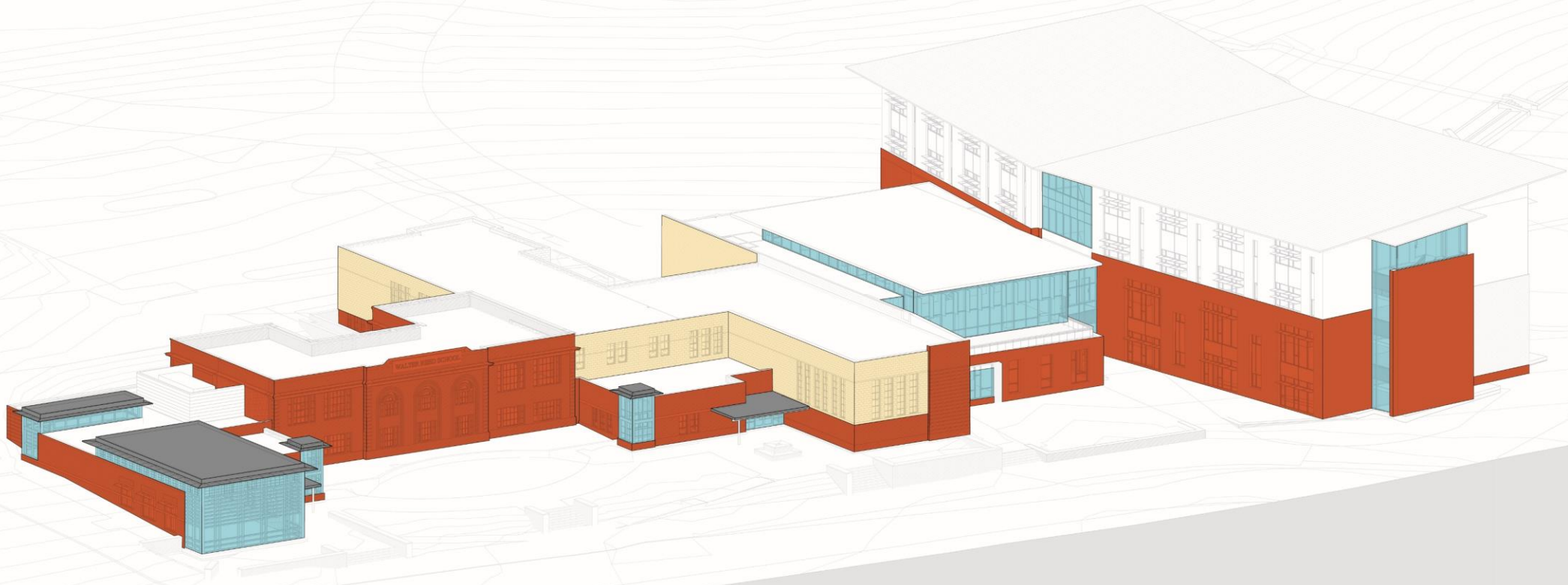


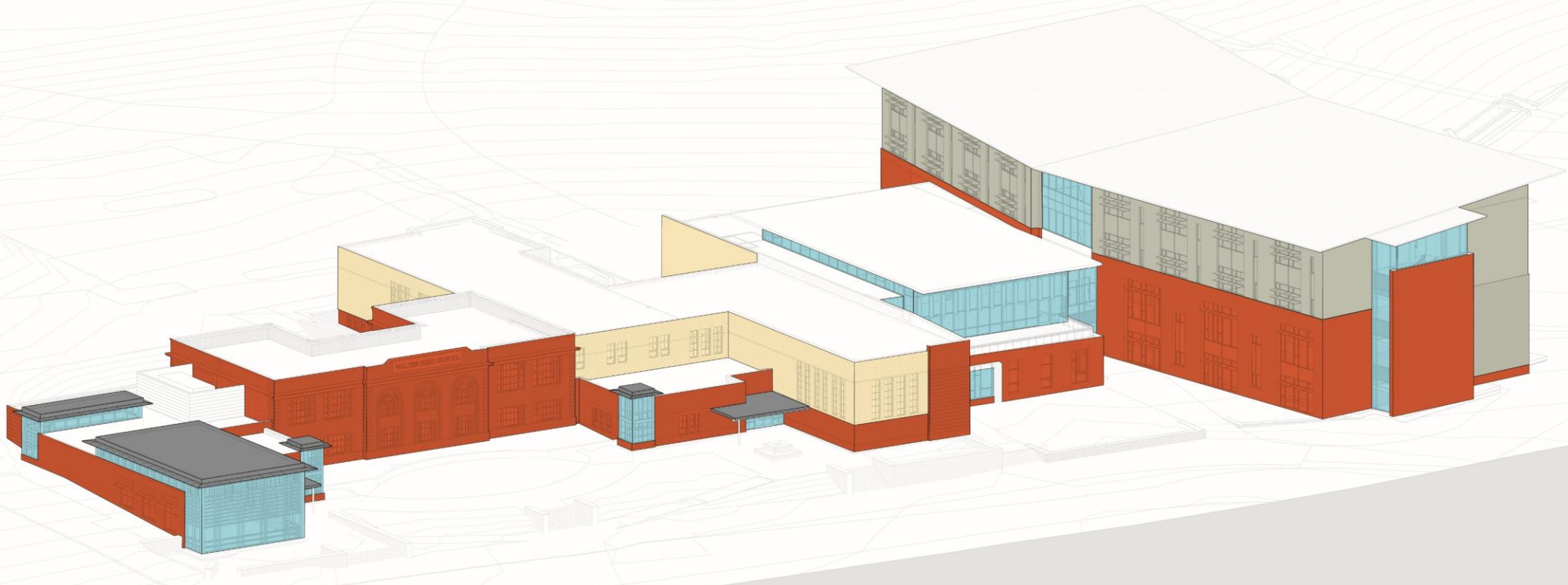




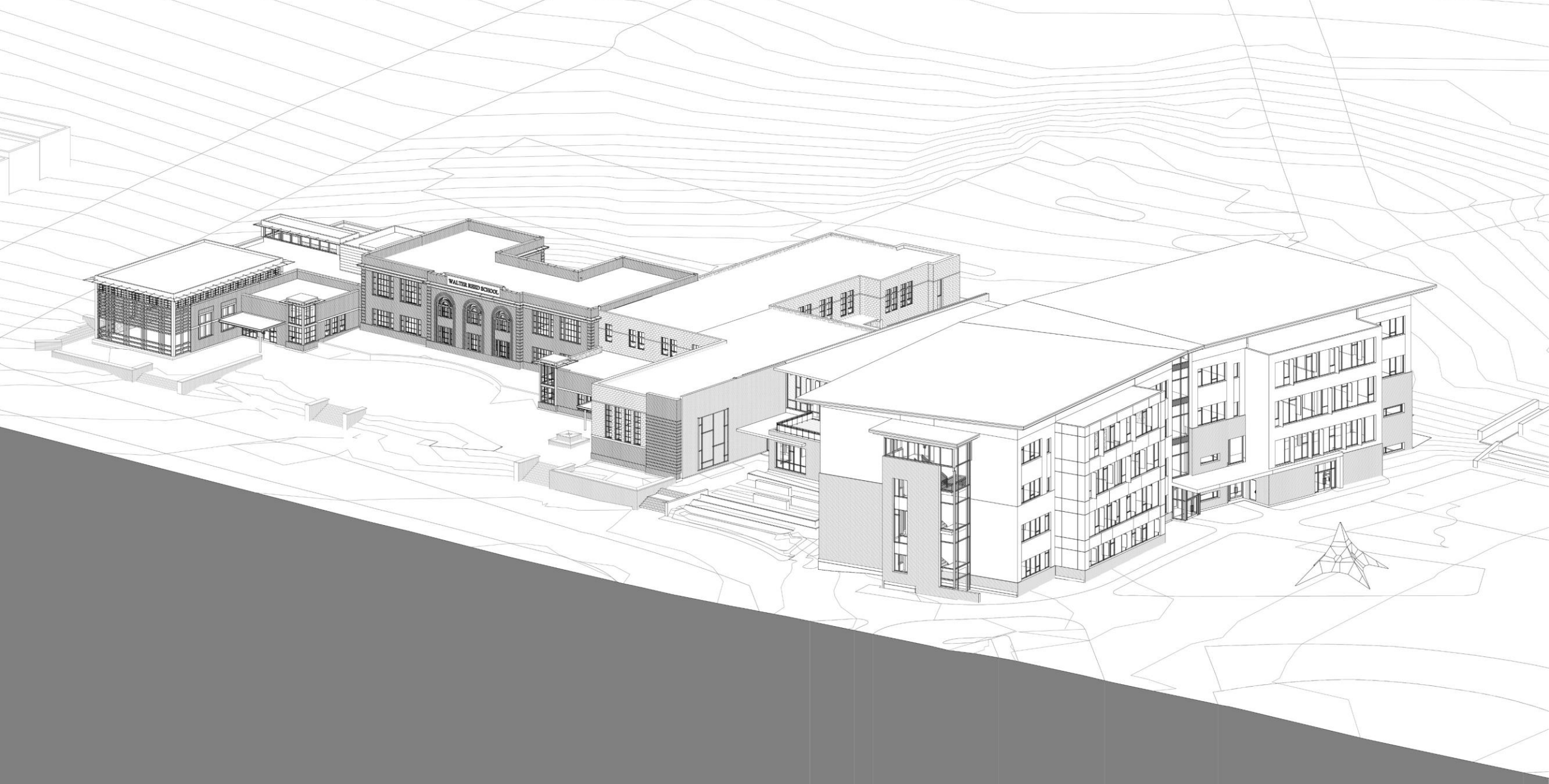


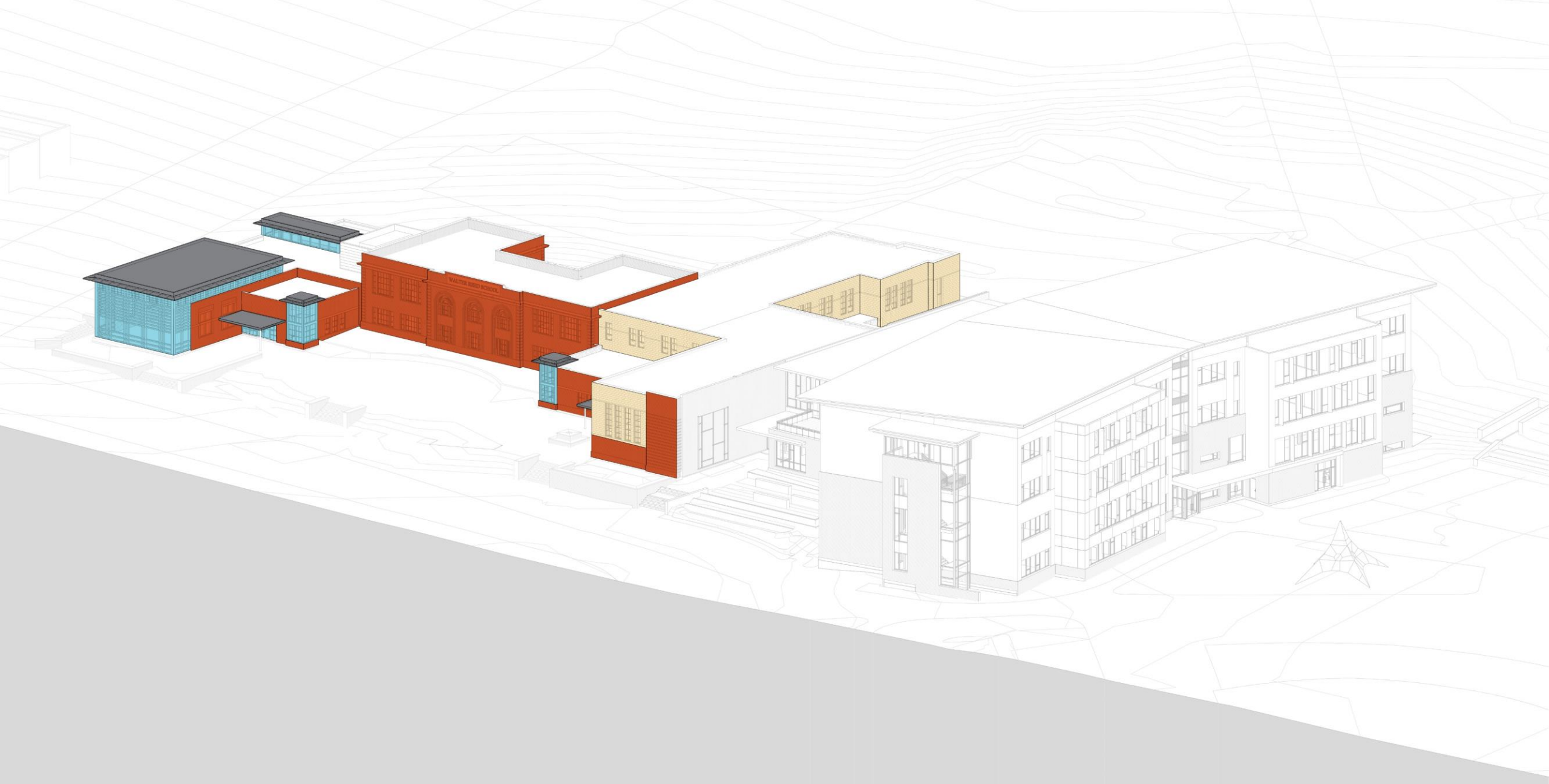


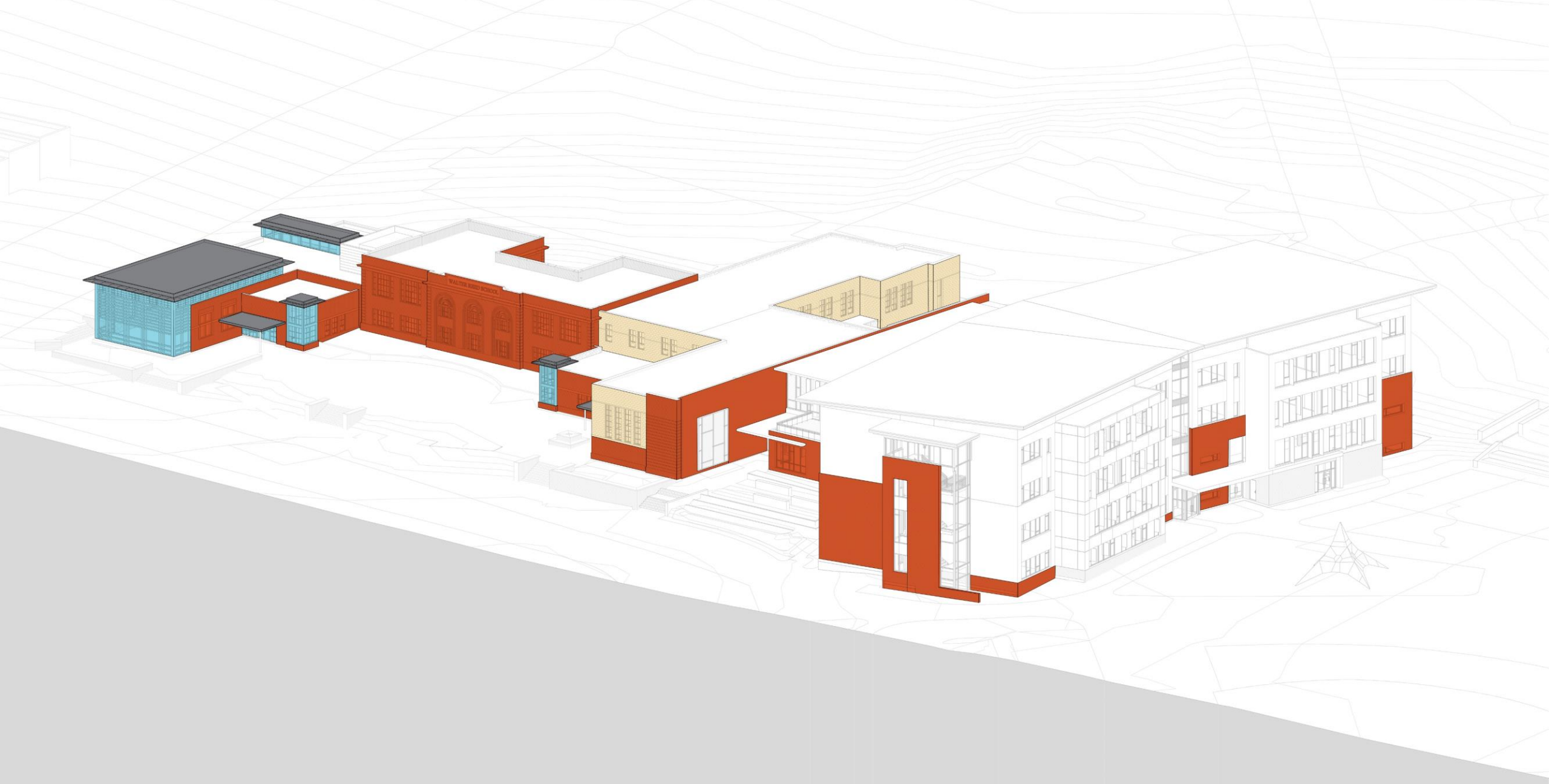


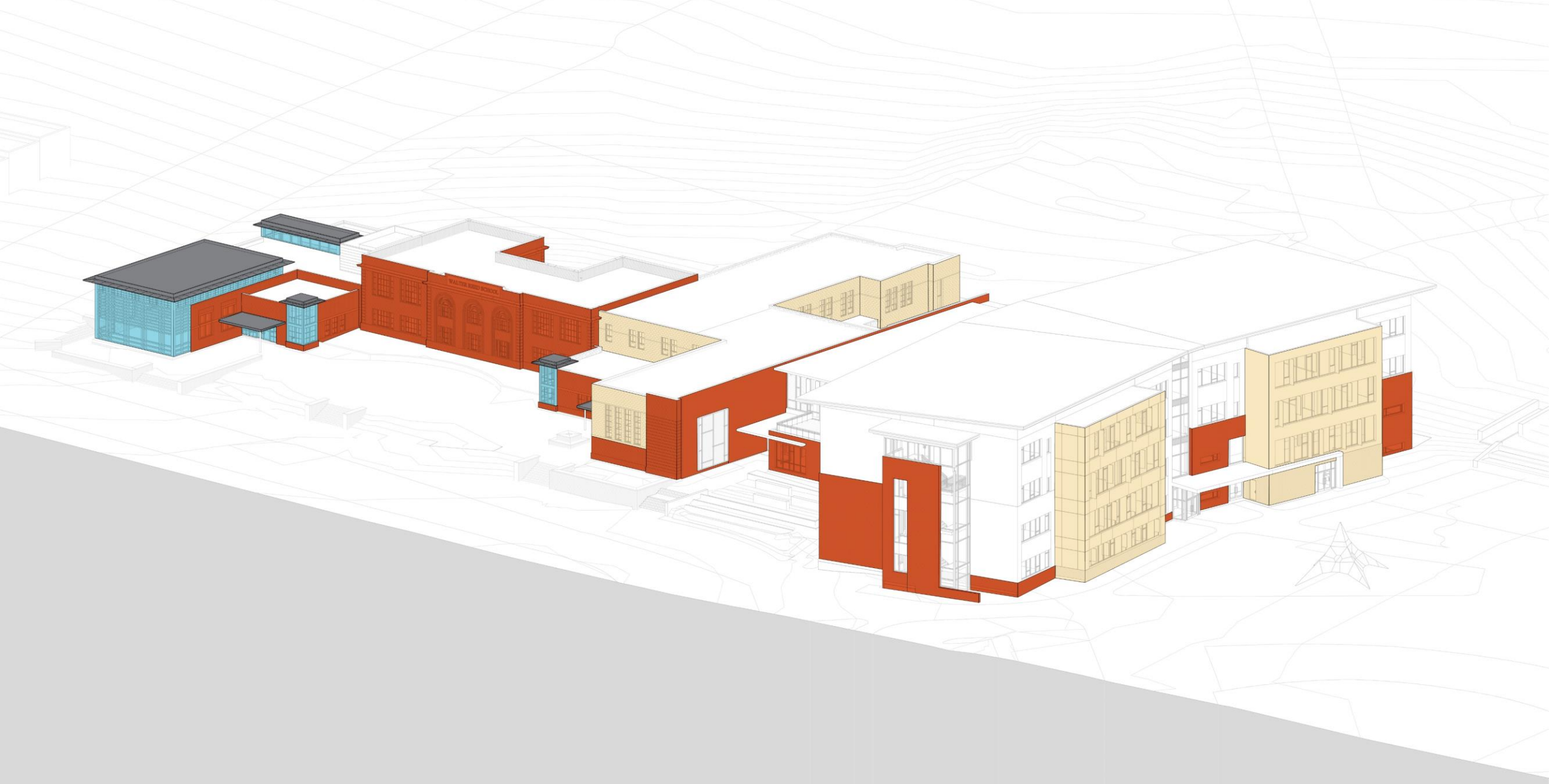


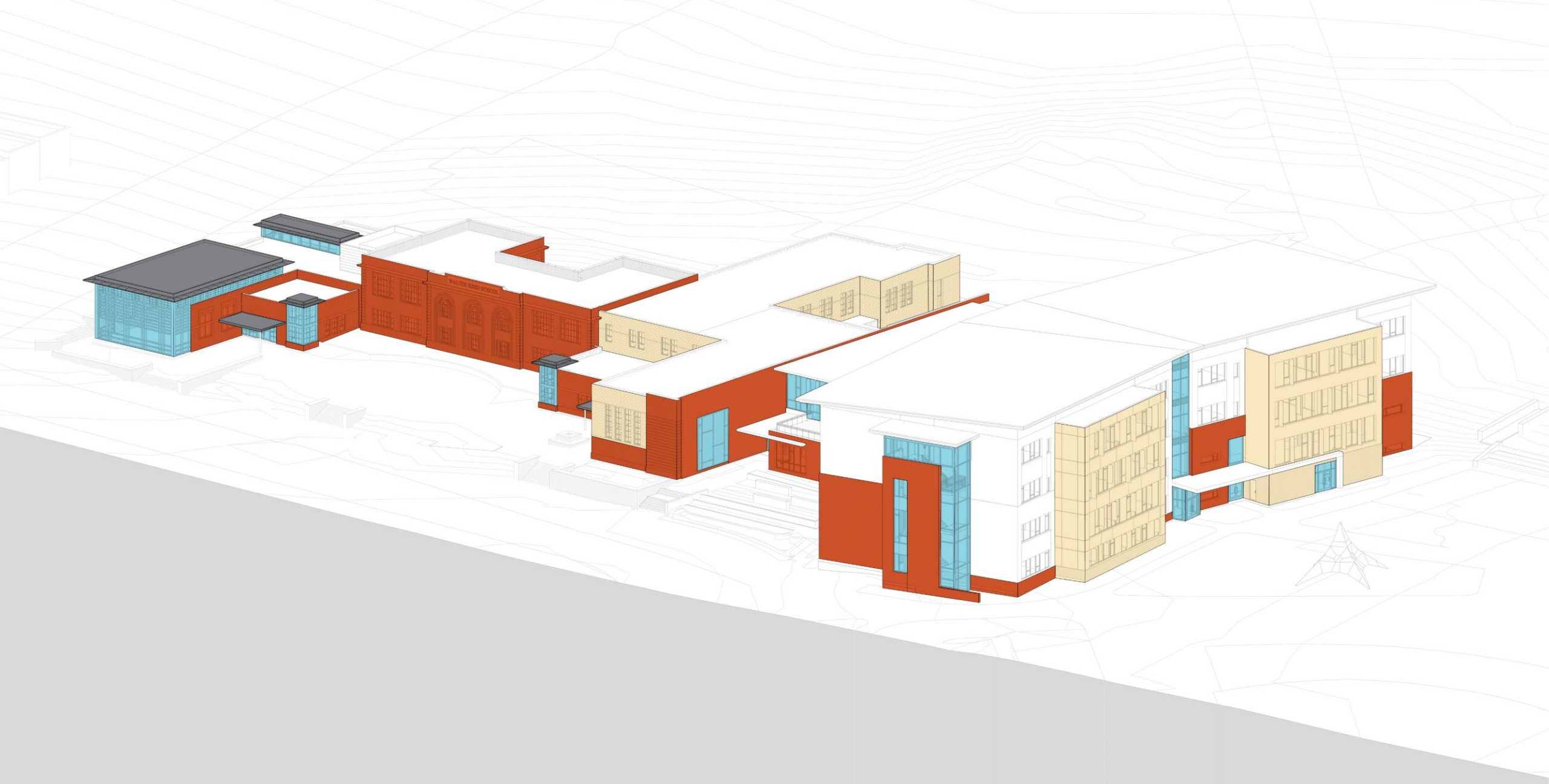


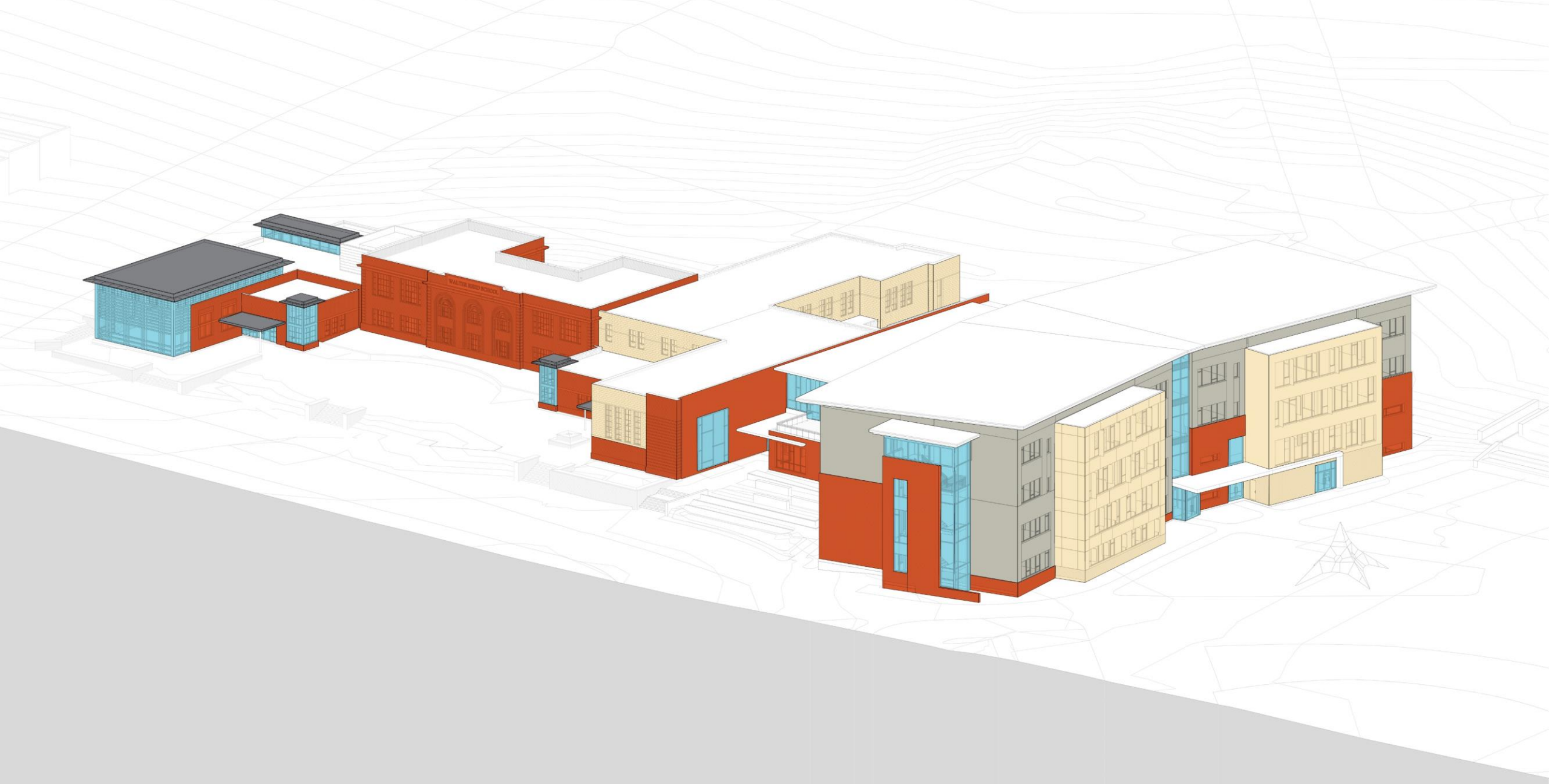


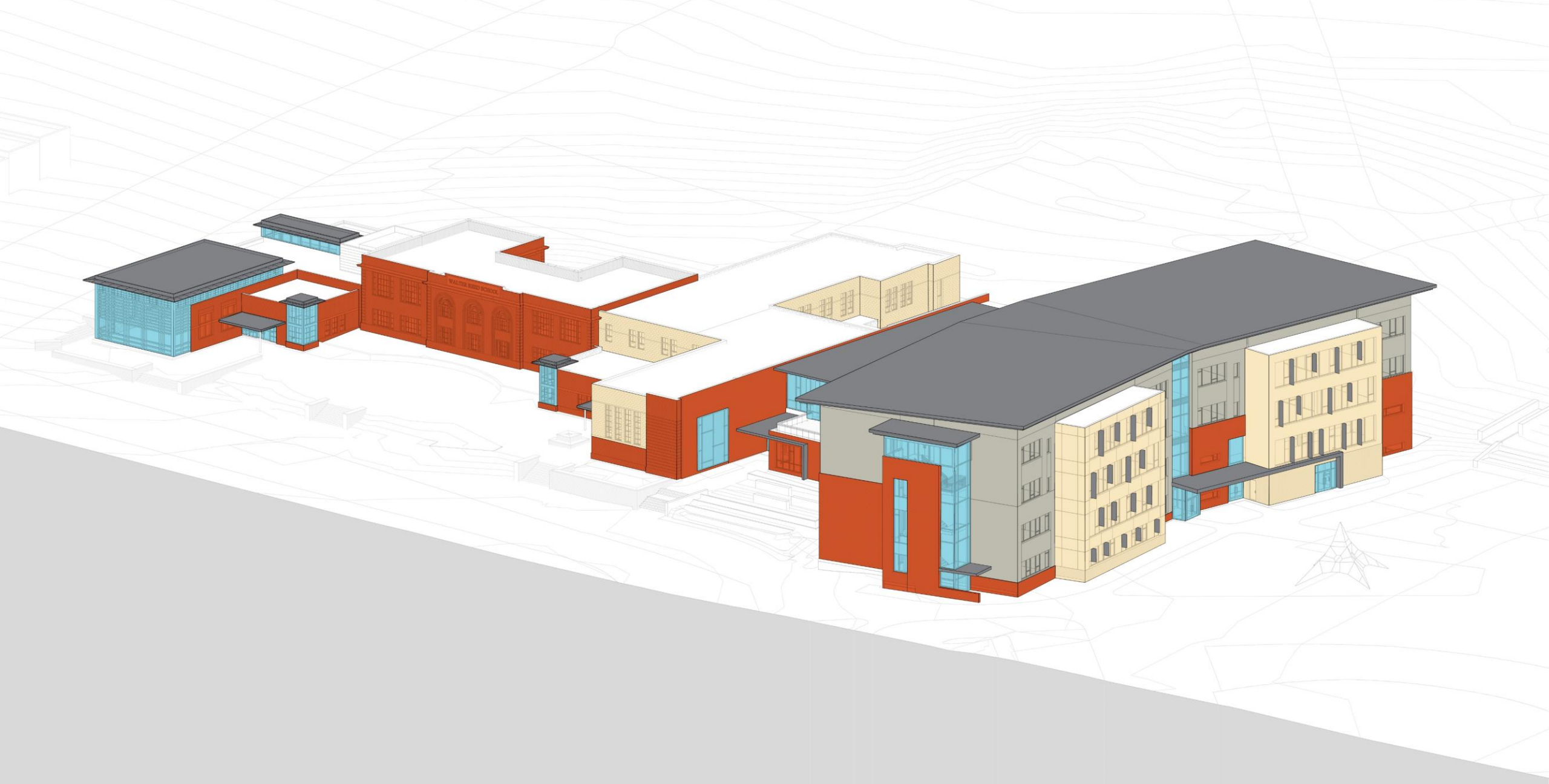




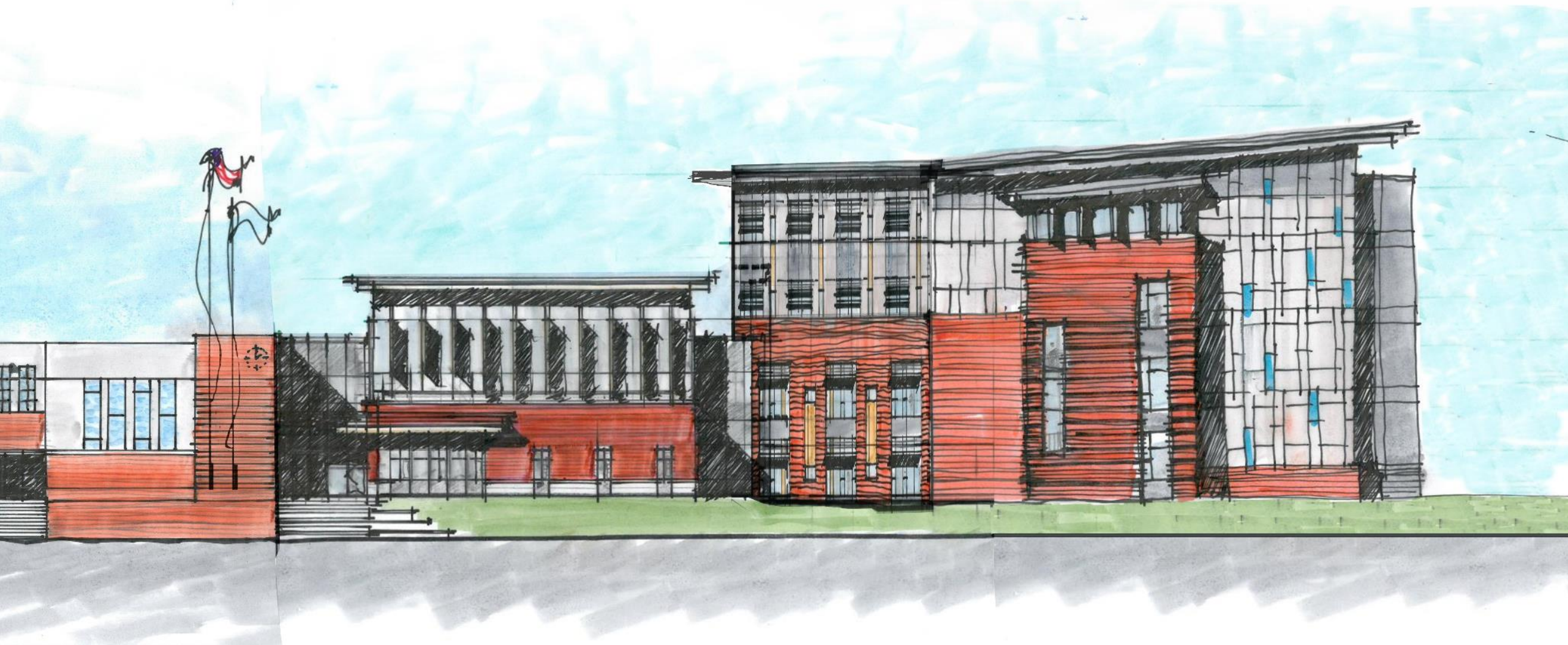


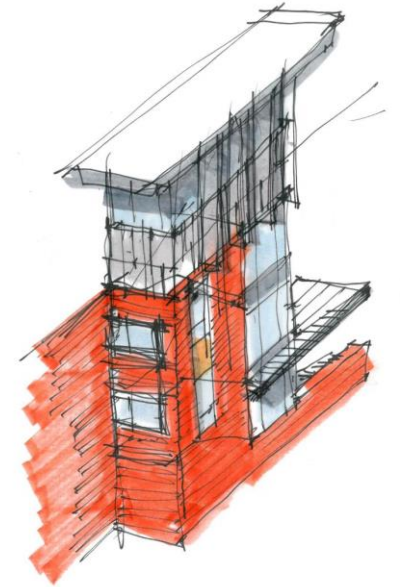
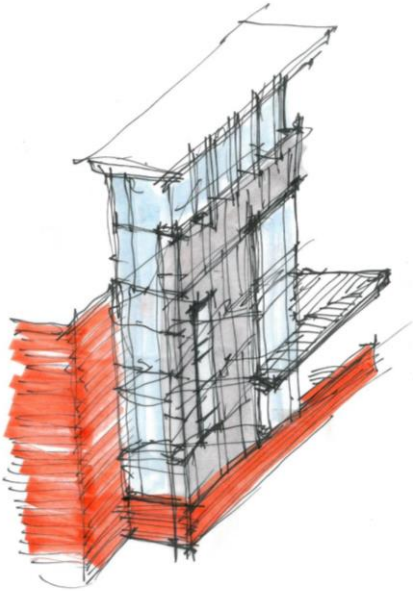
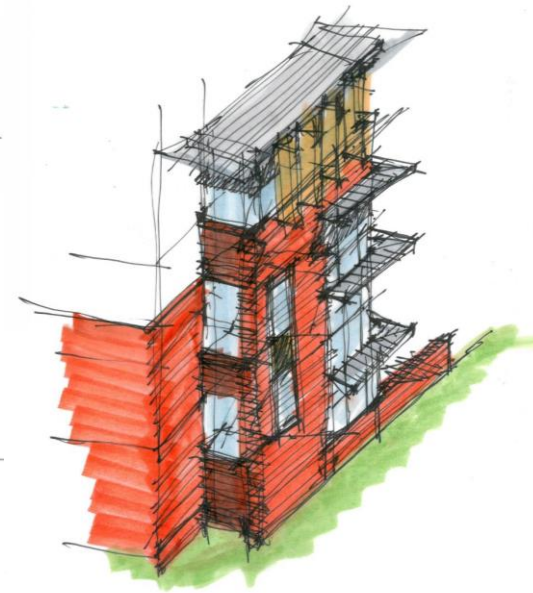
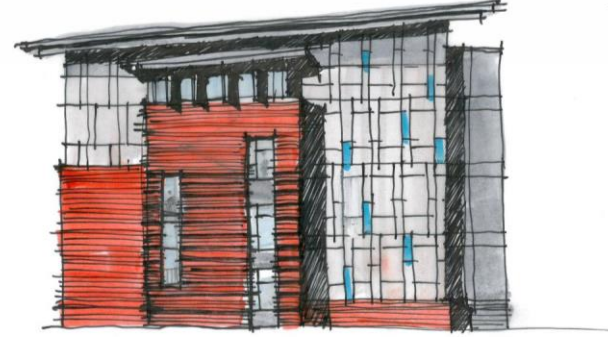
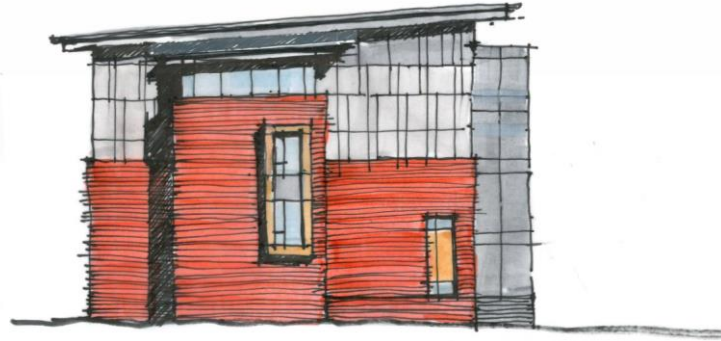






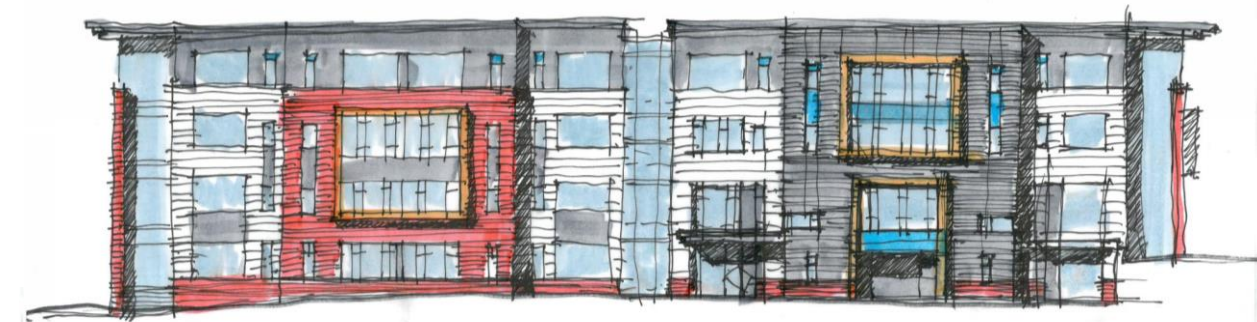






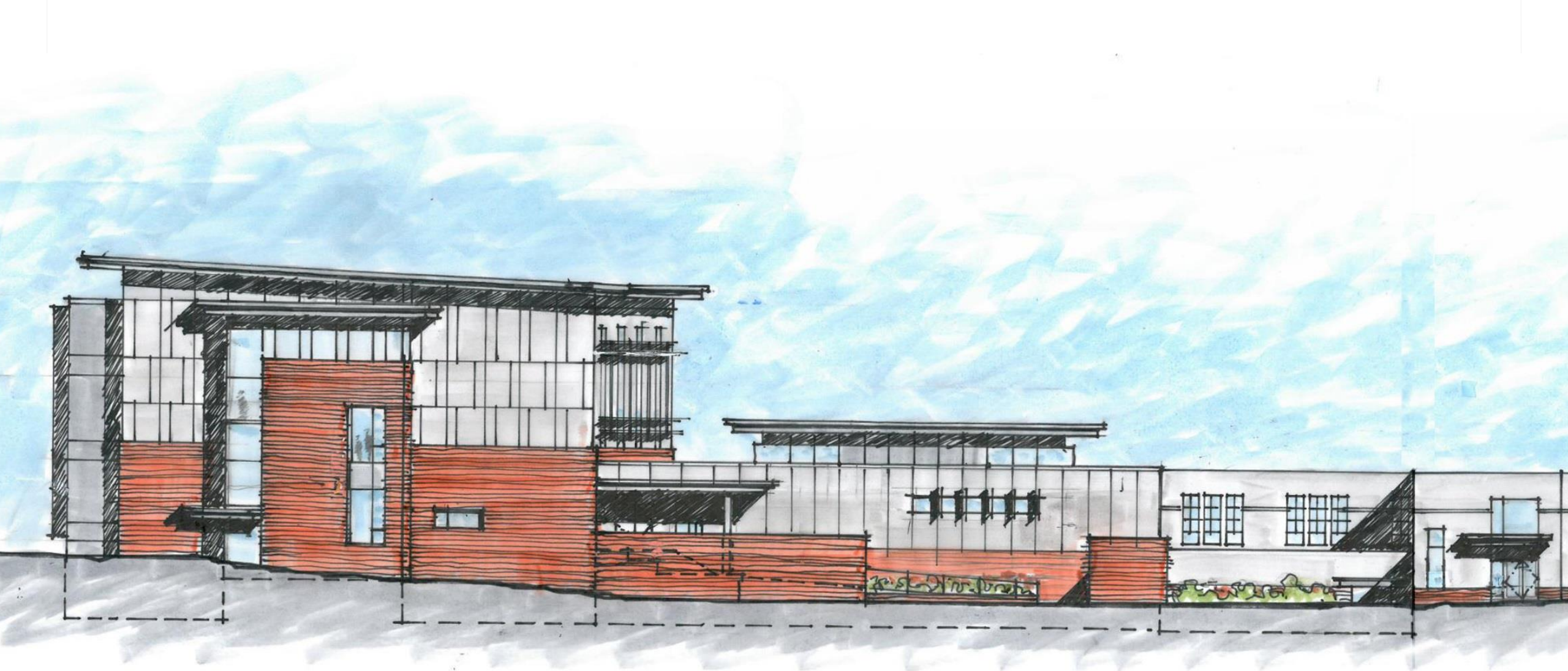














Brick corbeling to match historic coined corners



3 masonry materials
Darker brick at base only

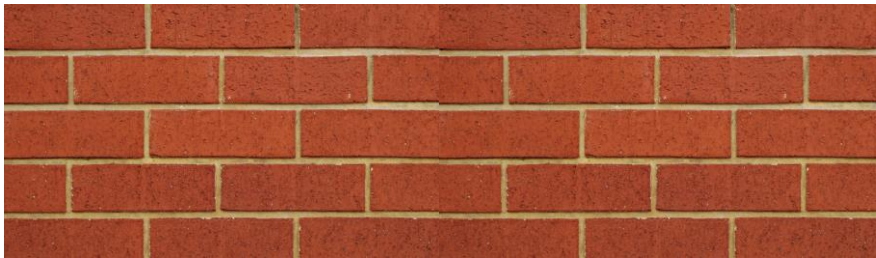
Large expanses of light beige
concrete masonry units



Use of clearer glass in modern addition
Different expressions of window openings + framing



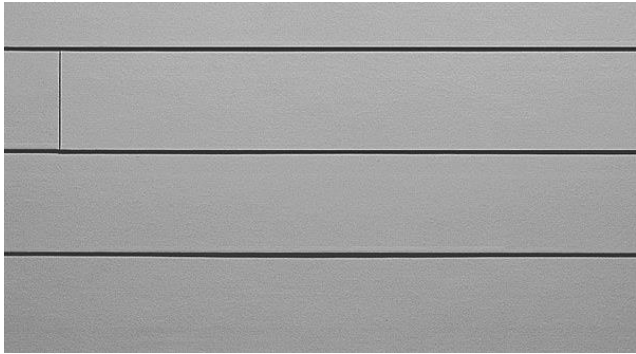
Blond masonry used in an ambassador shape



Contextual brick used in standard shape



lap siding & trim used together



used only where protected from elements



Hardi-plank siding (fiber cement)

Wood

Used playfully with color



Used as in-fill with brick



Fiber Cement Panels



Corrugated metal panels



Used like coursing



Used as in-fill with fiber cement















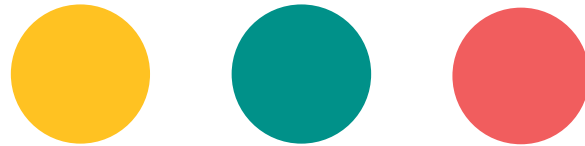


New Elementary at Reed

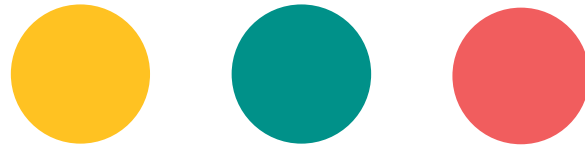
Proposed Schematic Design



PUBLIC COMMENT



AJOURN / NEXT STEPS



NEXT STEPS

- May 16th CIP info meeting: Swanson MS library, 6:00pm
- May 16th Community meeting: Swanson MS library, 7:00pm
- May 30th ES boundary meeting: Swanson MS library, 7:00pm
- June 14th Joint BLPC/PFRC: Reed, 7:00pm
- June 20th Joint BLPC/PFRC: Reed, 7:00pm (if needed)
- July 2nd School Board info item
- July TBD School Board action item

ADJOURN

- Provide feedback to APS via project email: reed.info@apsva.us
- 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-at-reed-building/>
- Provide feedback and comments to Arlington County: <https://commissions.arlingtonva.us/planning-commission/public-facilities-review-committee-pfrc/school-projects/walter-reed/>