

NEW ELEMENTARY SCHOOL

REED SITE, ARLINGTON PUBLIC SCHOOLS

USE PERMIT / DESIGN DEVELOPMENT



VMDO



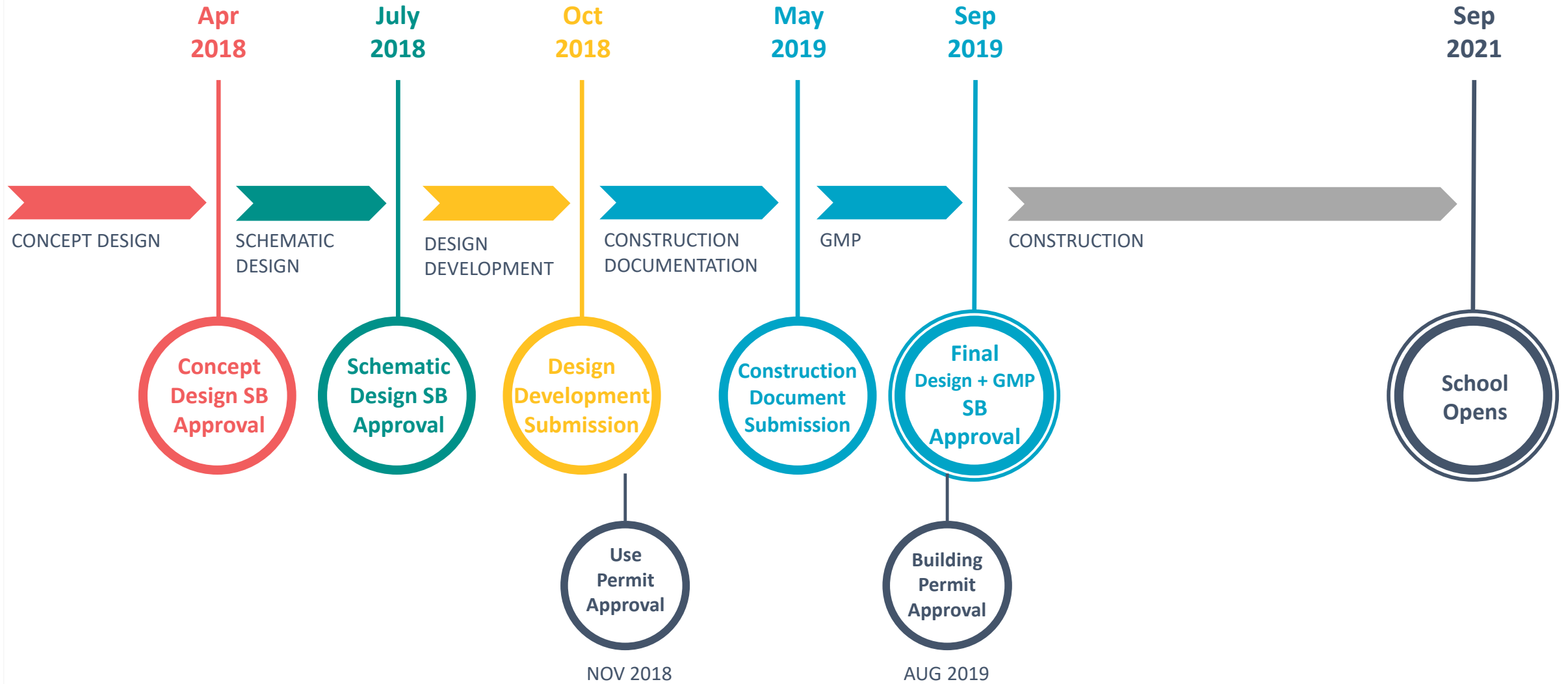
BLPC + PFRC JOINT MEETING

BUILDING LEVEL PLANNING COMMITTEE
PUBLIC FACILITIES REVIEW COMMITTEE

- 1. Welcome/Opening Remarks**
- 2. Process & Schedule**
- 3. Ongoing Community Discussions**
- 4. Design Updates and Use Permit Application / Drawings**
- 5. Construction Schedule**
- 6. BLPC / PFRC Discussion**
- 7. Public Comment**
- 8. Next Steps**

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.**



ONGOING COMMUNITY DISCUSSIONS

Discussions and revisions to the existing Library agreement

Discussions and revisions to the existing Farmers Market agreement

Discussions with Westover retail owners

18th street residents' concerns

Community / safety improvements beyond the immediate school site

PATH TO USE PERMIT APPROVAL

October 23, 2018:	Park & Rec Commission
October 25, 2018:	Urban Forestry Commission
October 22, 2018:	Environment & Energy Conservation Commission (E2C2)
November 1, 2018:	Transportation Commission
November 5 or 7:	Planning Commission
November 17 or 27:	County Board

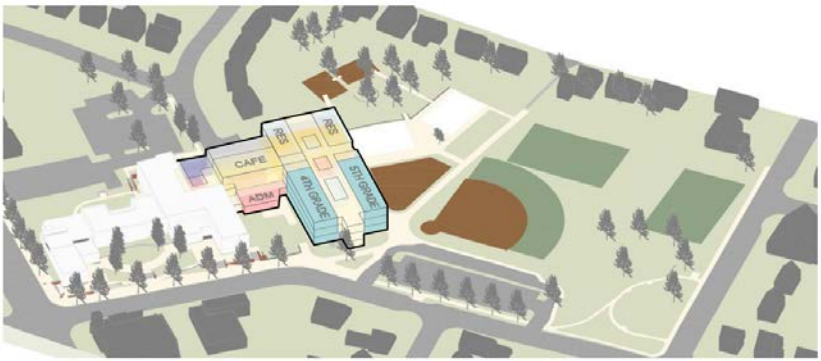
APS, its design team and County Staff are continually and collaboratively working together to meet the Use Permit Schedule noted above

APS USE PERMIT CONDITIONS UPDATE

- County staff has utilized a baseline set of conditions for APS Use Permit projects since approximately 2007. These have evolved over time as processes have changed.
- The recent set of conditions included 64 individual conditions, which tracks closely with conditions used for private development / 4.1 site plan projects.
- The recent set of conditions no longer accurately address the construction schedules for these types of facilities and have caused numerous conflicts resulting in construction delays and cost overruns.
- County staff and APS staff began a review of these baseline conditions in order to provide the appropriate mitigation for these projects, but also to accurately reflect construction schedules and processes for these facilities.
- County and APS staff are in the process of finalizing these revisions to the baseline set of APS Use Permit conditions, which will be utilized for the Reed project that is anticipated to be heard by the Planning Commission and County Board in November.







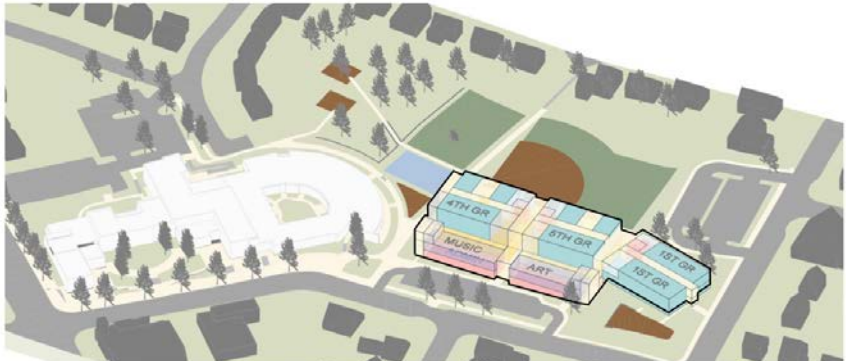
Integrated

BLPC rank PFRC rank

CMR price:
\$55.1 M

1 1

4 story option
3 story: \$54.5

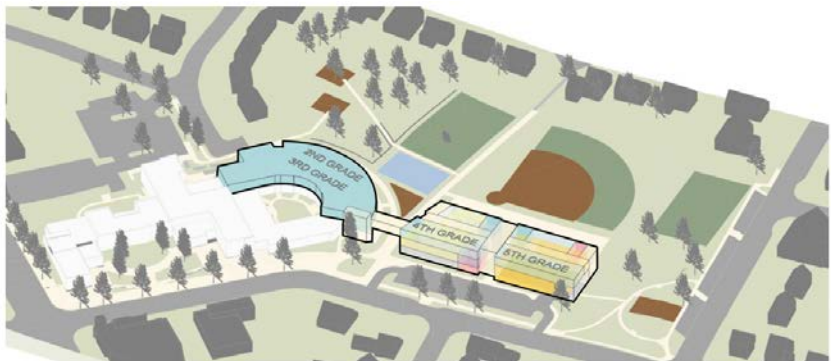


Standalone

BLPC rank PFRC rank

CMR price:
\$55.6 M

4 4



Bridge

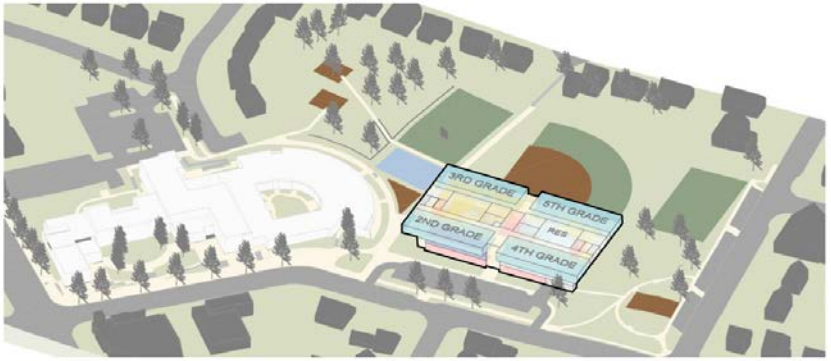
CMR price:
\$50.1 M

2 2



East

5 6



Upper / Lower

CMR price:
\$49.3 M

3 3



North

6 5

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 Design

Building:	58,875
Play Courts:	8,574
Other Paving:	50,165
Parking:	46,982
Total:	164,596
% of site:	45%



PROPOSED DESIGN

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

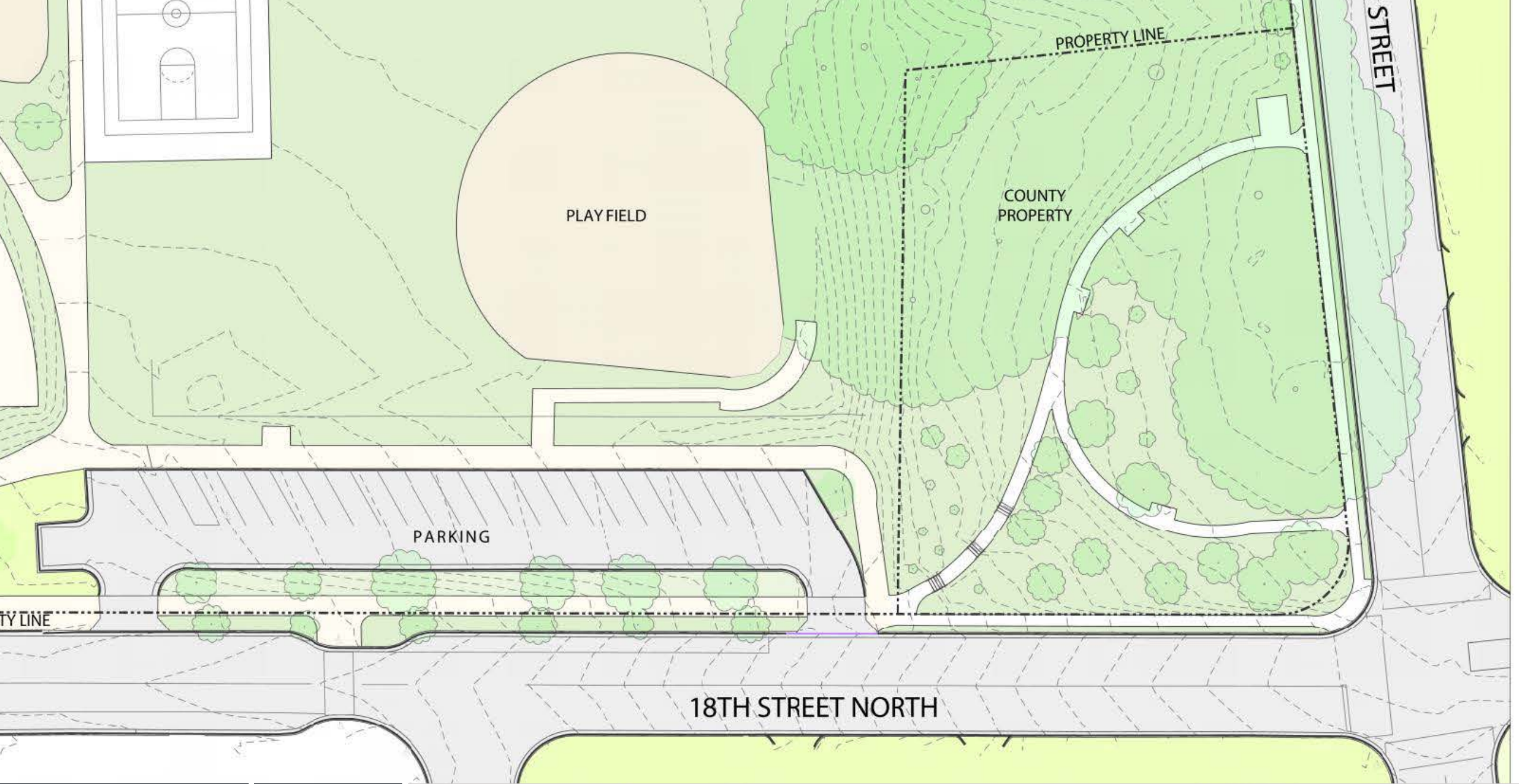
Space for 7 buses to
load/unload at suggested
location

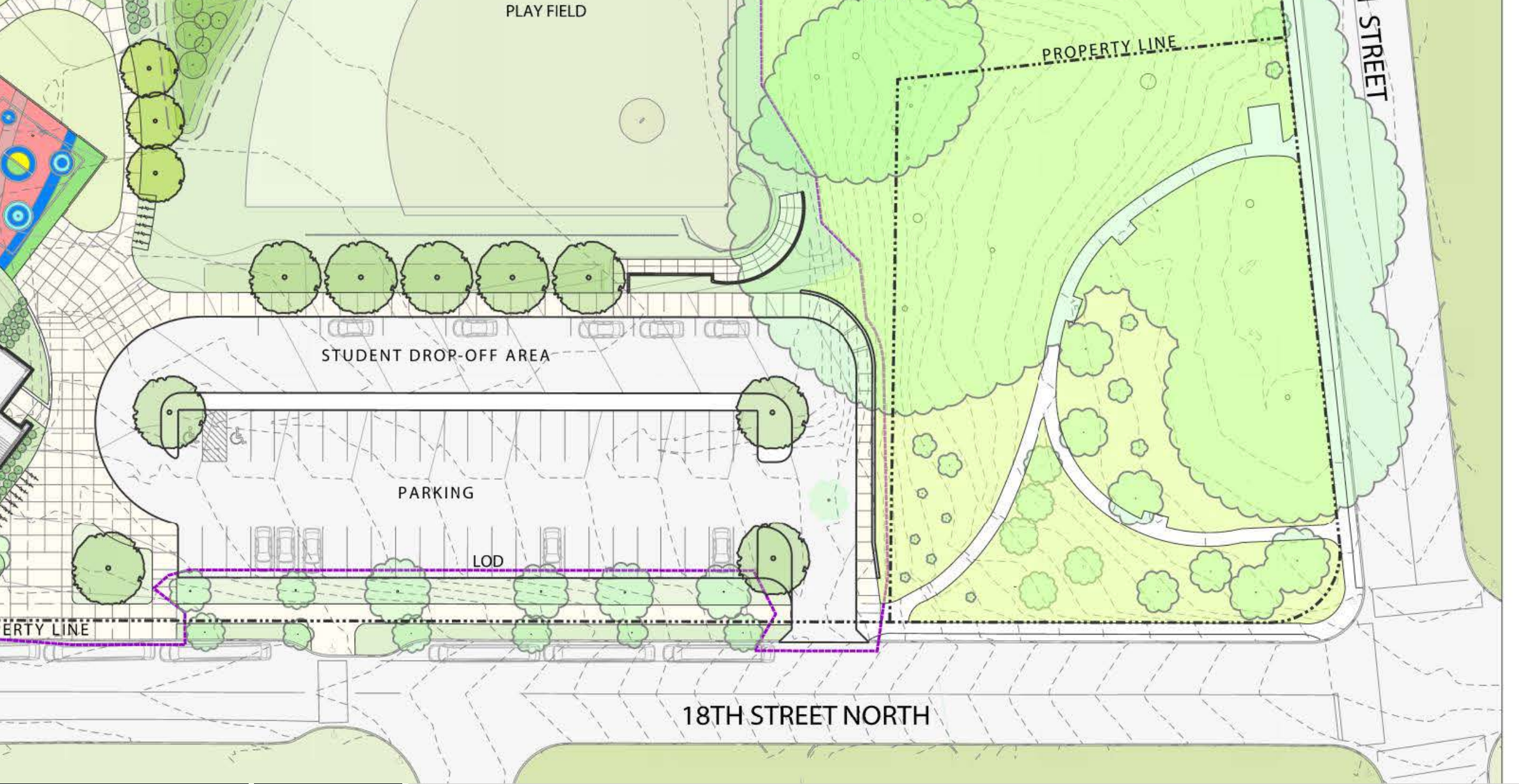
Space for a total of 30
cars to queue on-site in
two rows

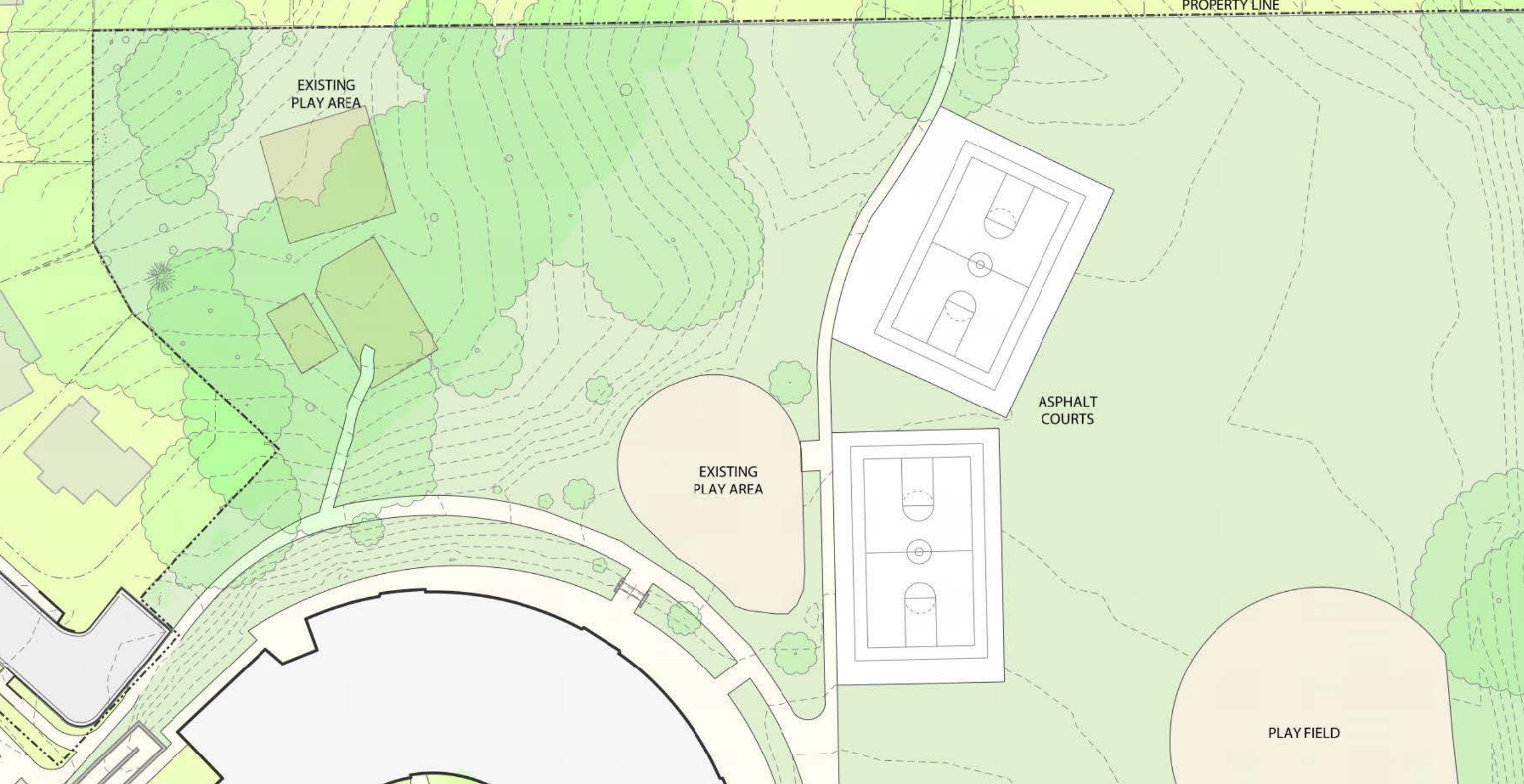
Interior Class 1 bike
storage with 2 showers

Exterior bike racks









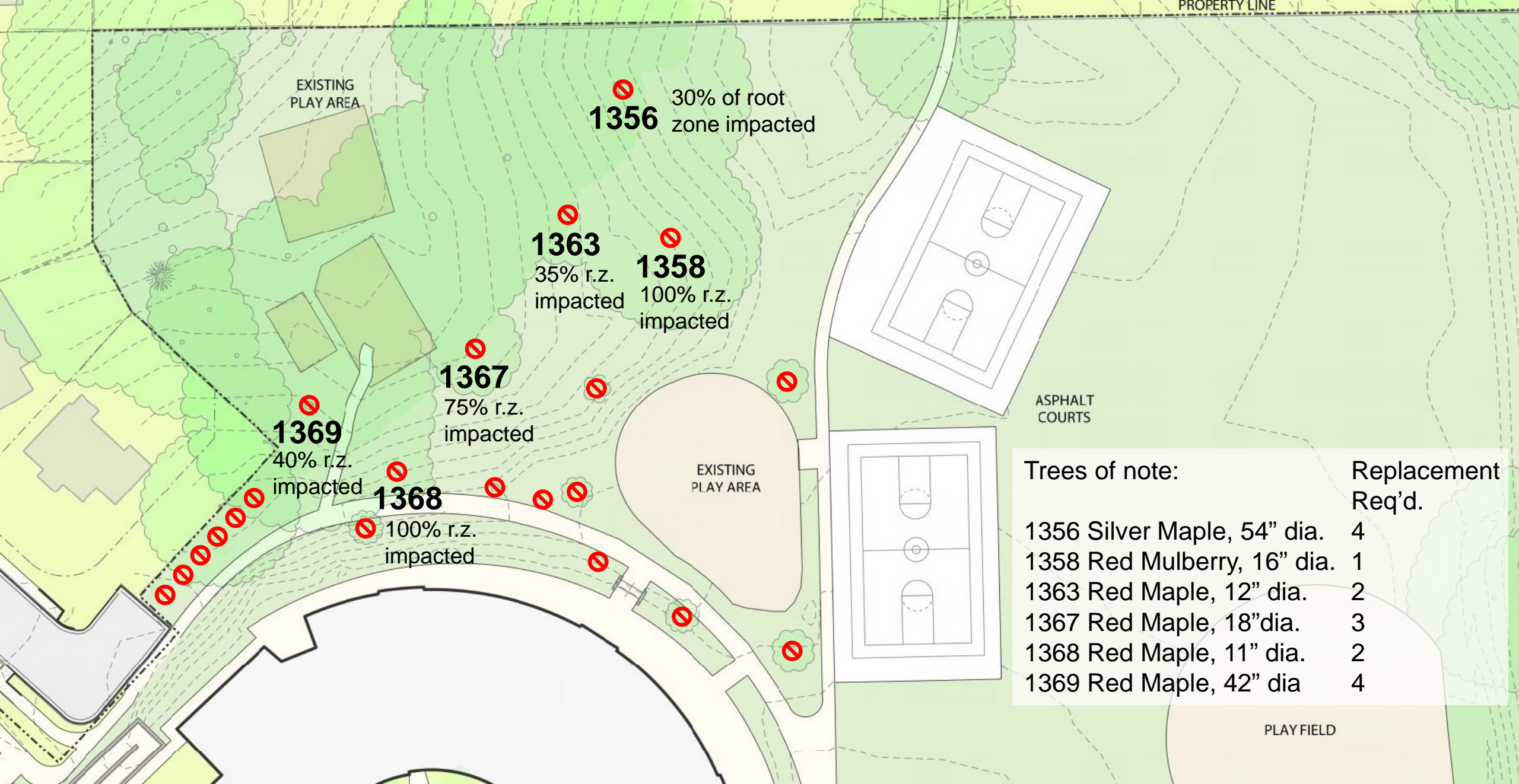
EXISTING
PLAY AREA

EXISTING
PLAY AREA

ASPHALT
COURTS

PLAYFIELD





1356 30% of root zone impacted

1363 35% r.z. impacted

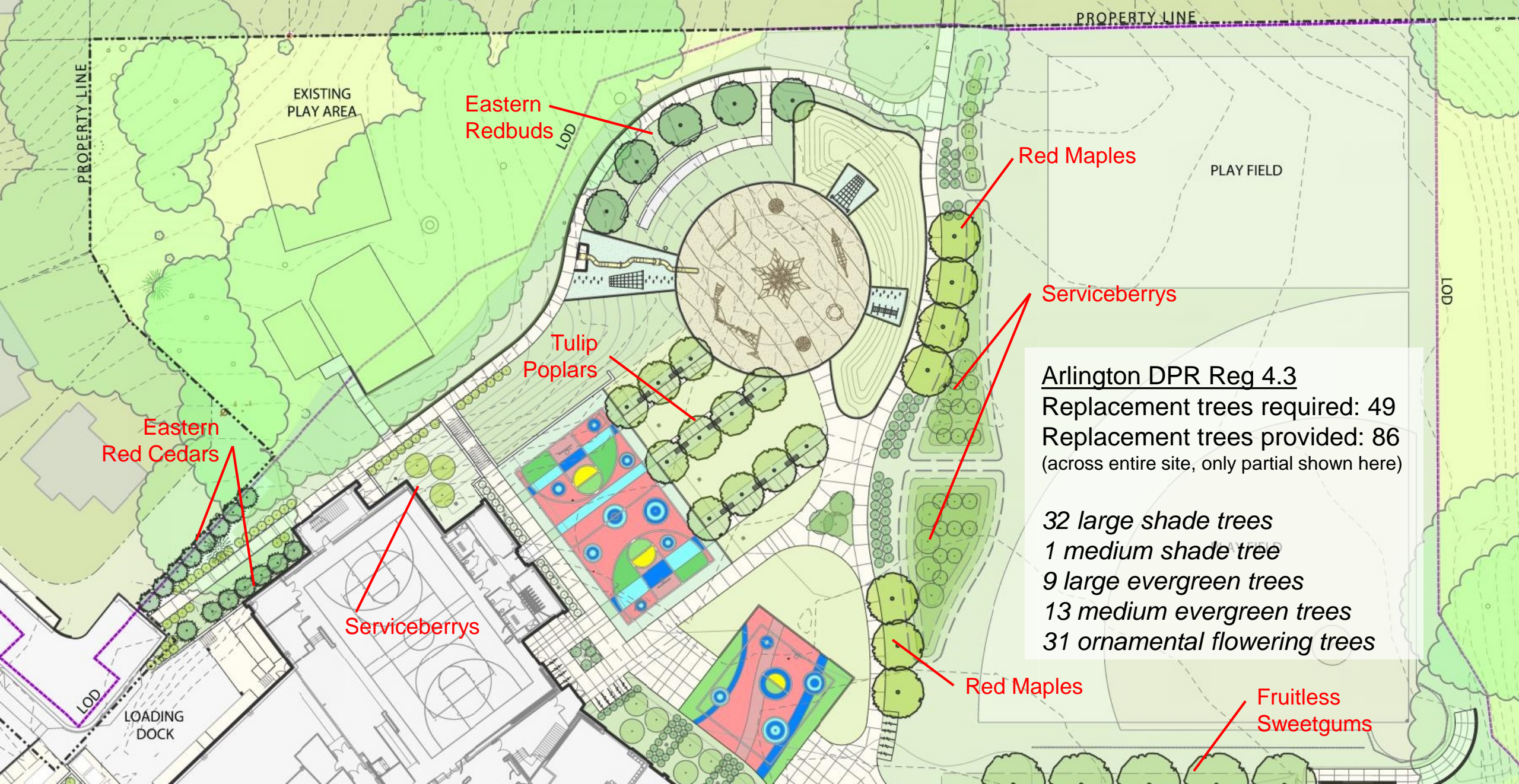
1358 100% r.z. impacted

1367 75% r.z. impacted

1369 40% r.z. impacted

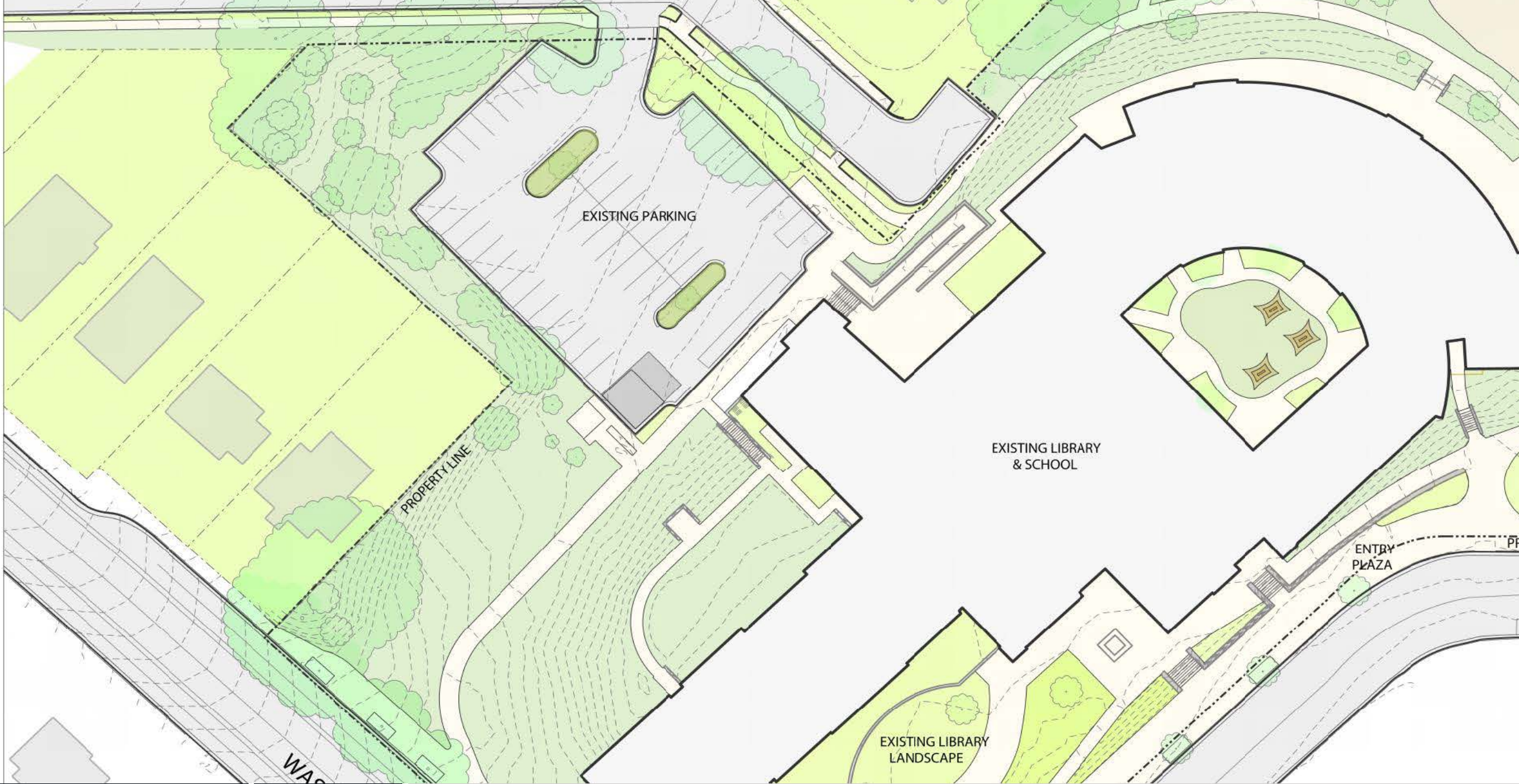
1368 100% r.z. impacted

Trees of note:	Replacement Req'd.
1356 Silver Maple, 54" dia.	4
1358 Red Mulberry, 16" dia.	1
1363 Red Maple, 12" dia.	2
1367 Red Maple, 18" dia.	3
1368 Red Maple, 11" dia.	2
1369 Red Maple, 42" dia	4



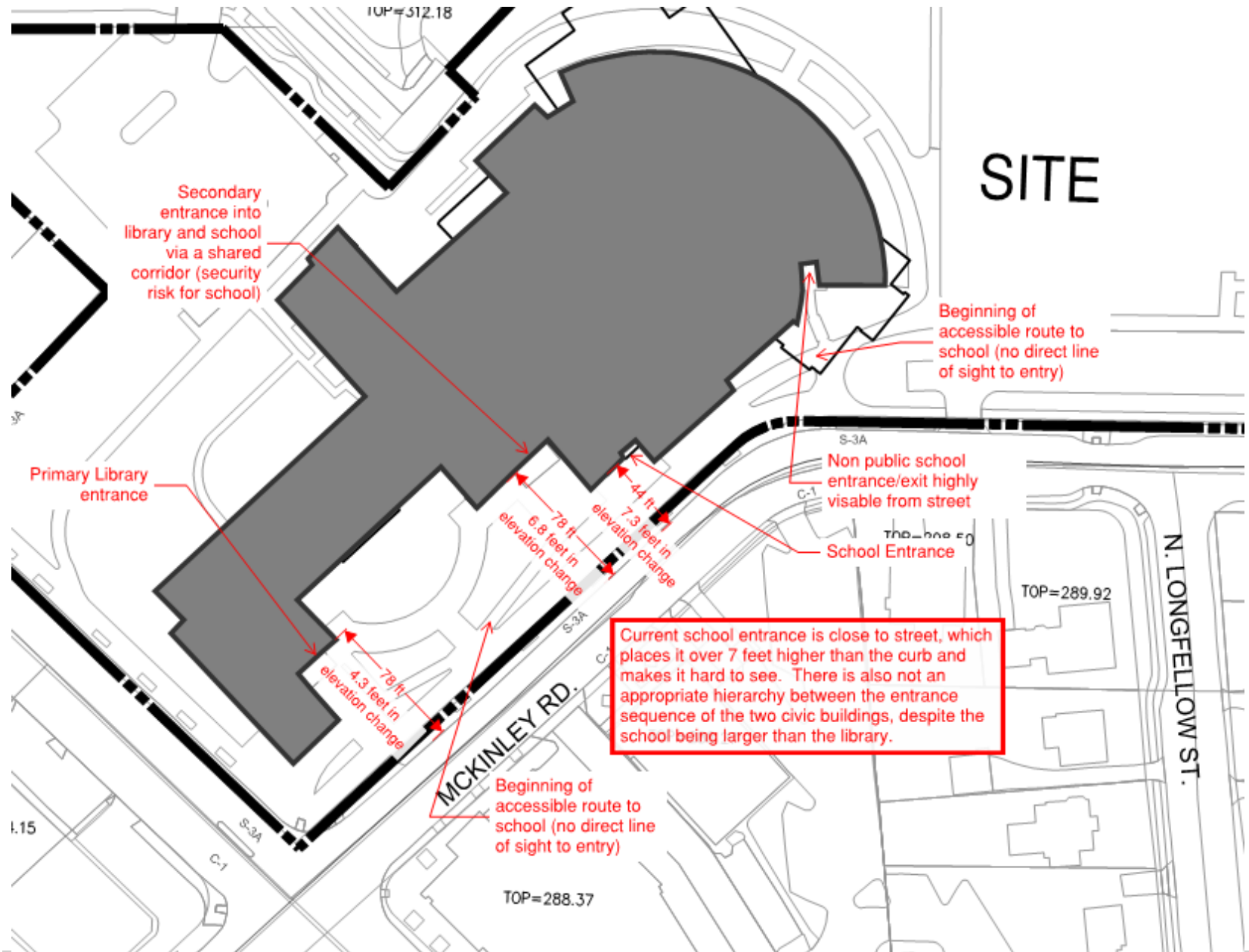
Arlington DPR Reg 4.3
 Replacement trees required: 49
 Replacement trees provided: 86
 (across entire site, only partial shown here)

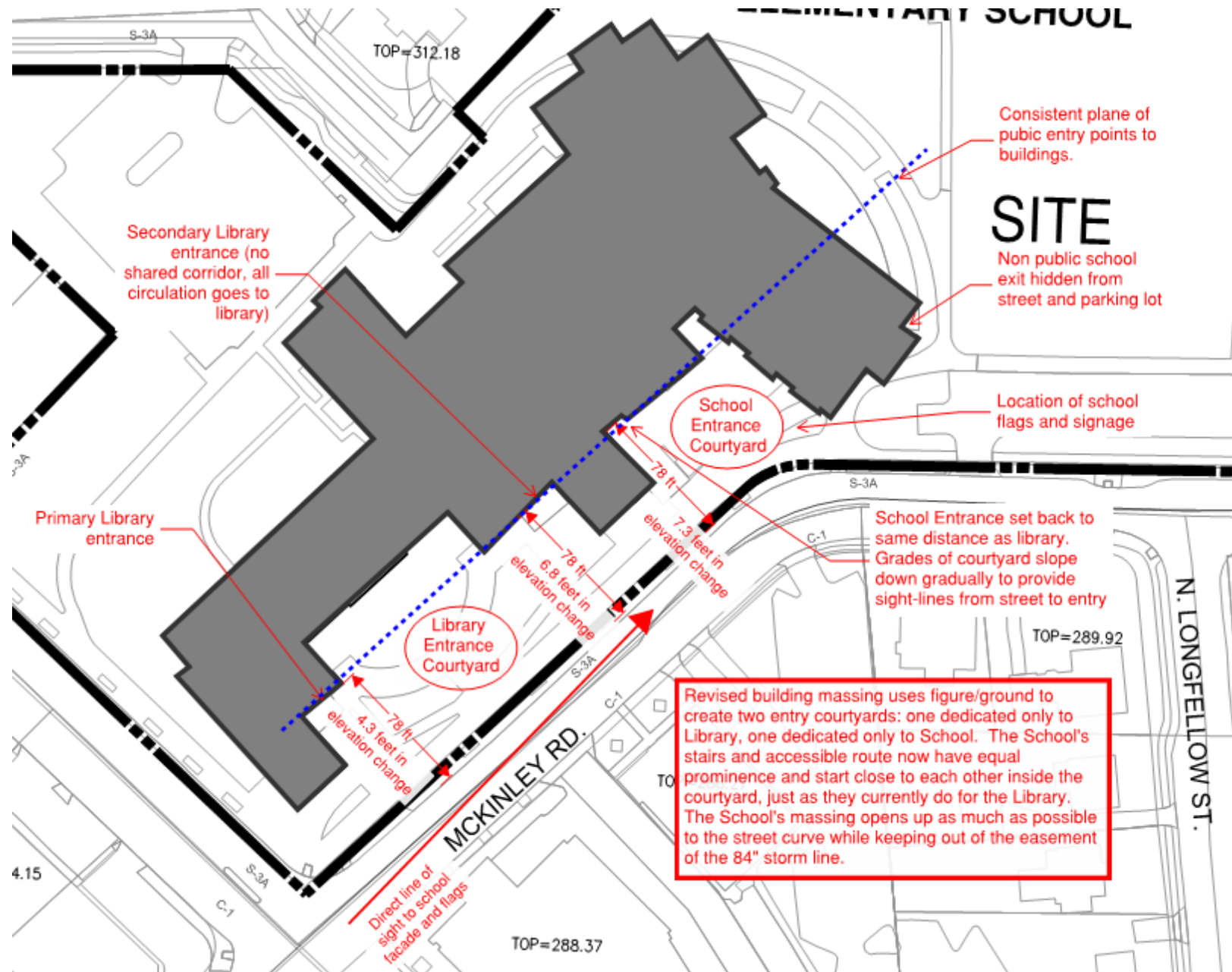
32 large shade trees
1 medium shade tree
9 large evergreen trees
13 medium evergreen trees
31 ornamental flowering trees



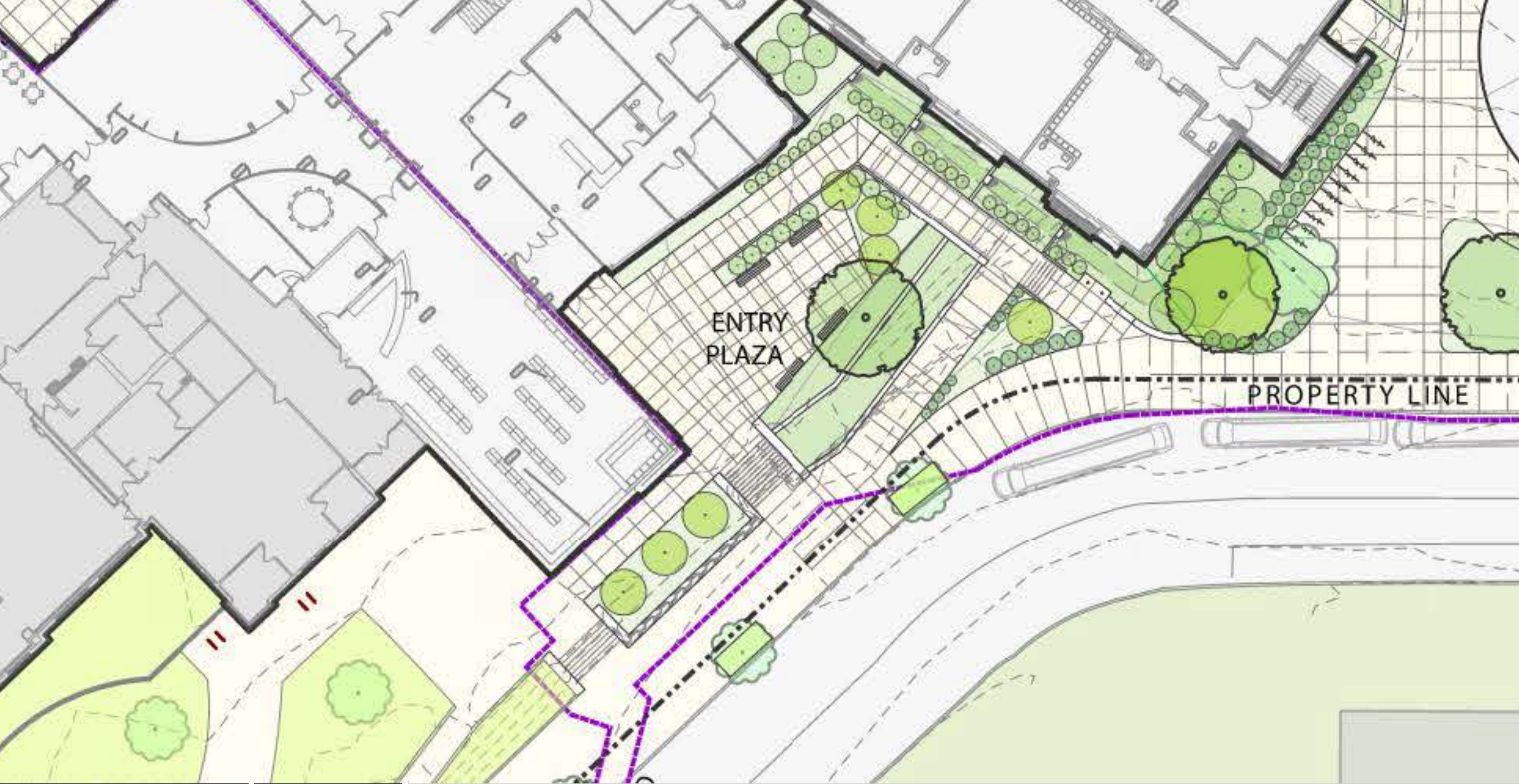




























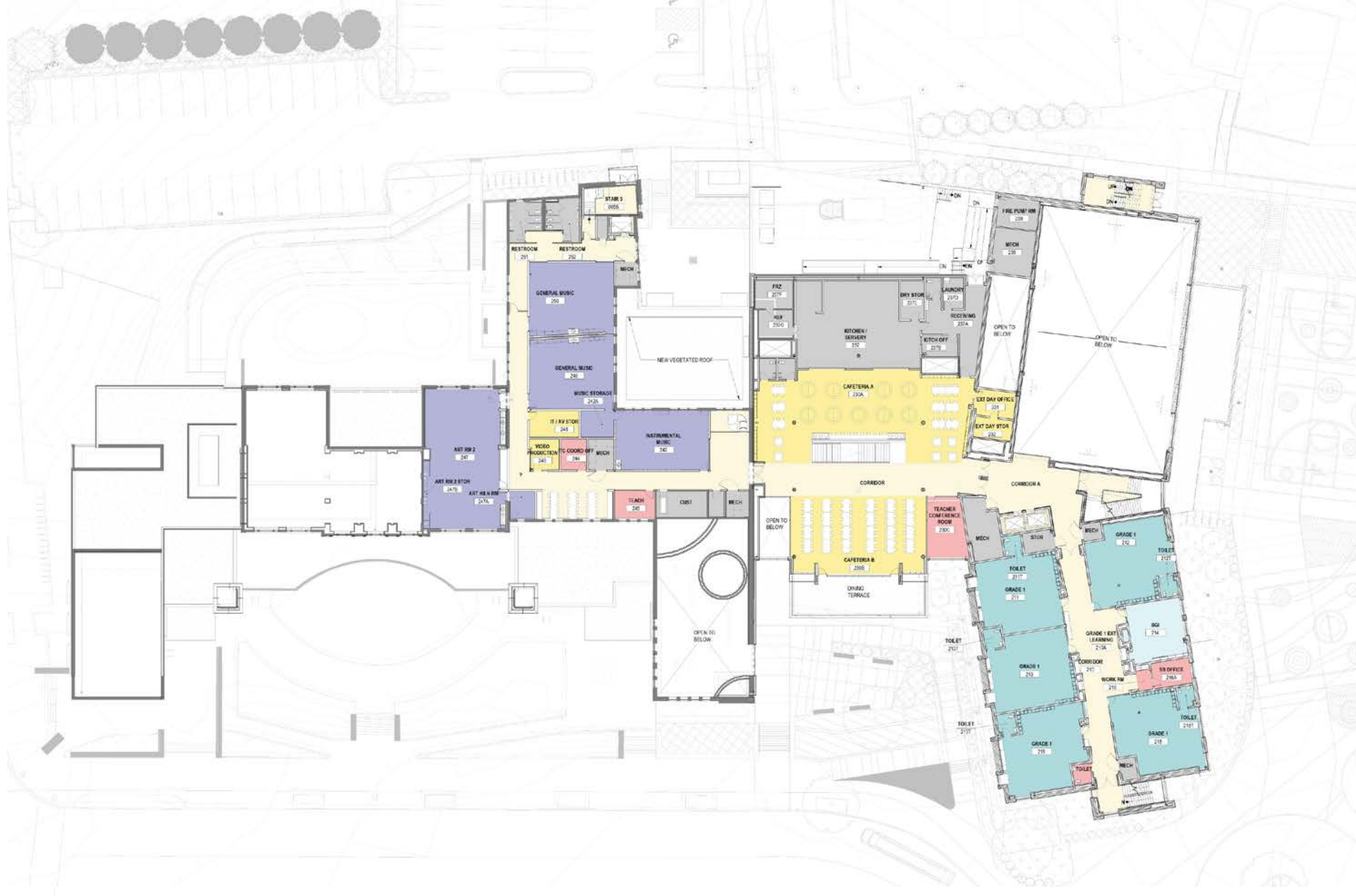




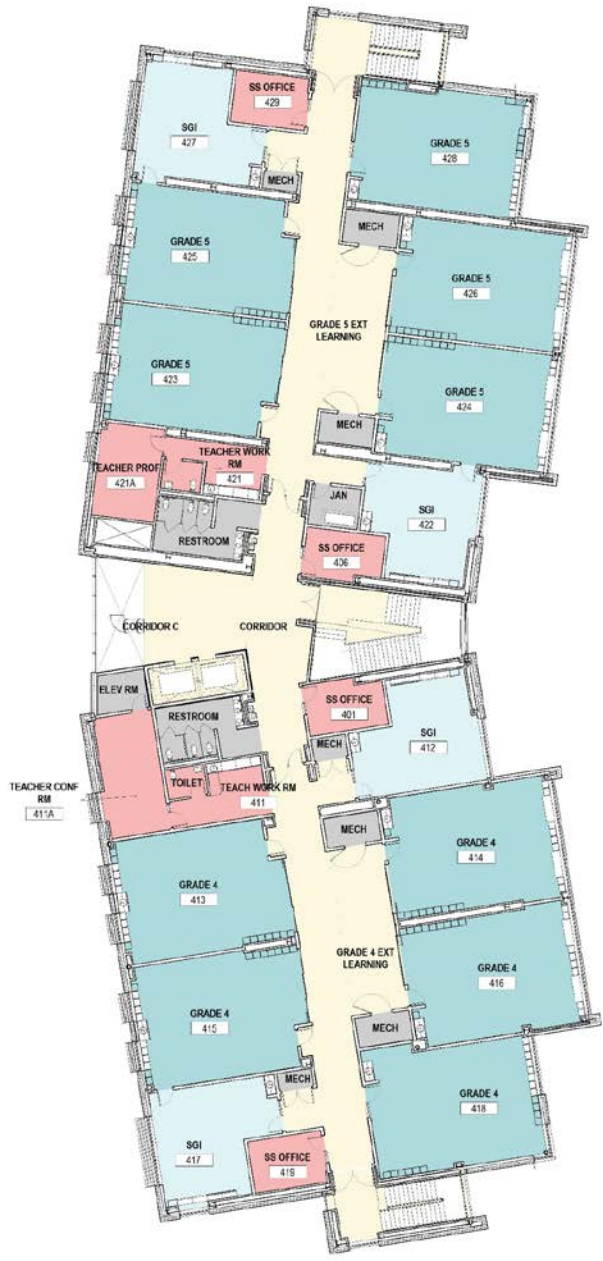
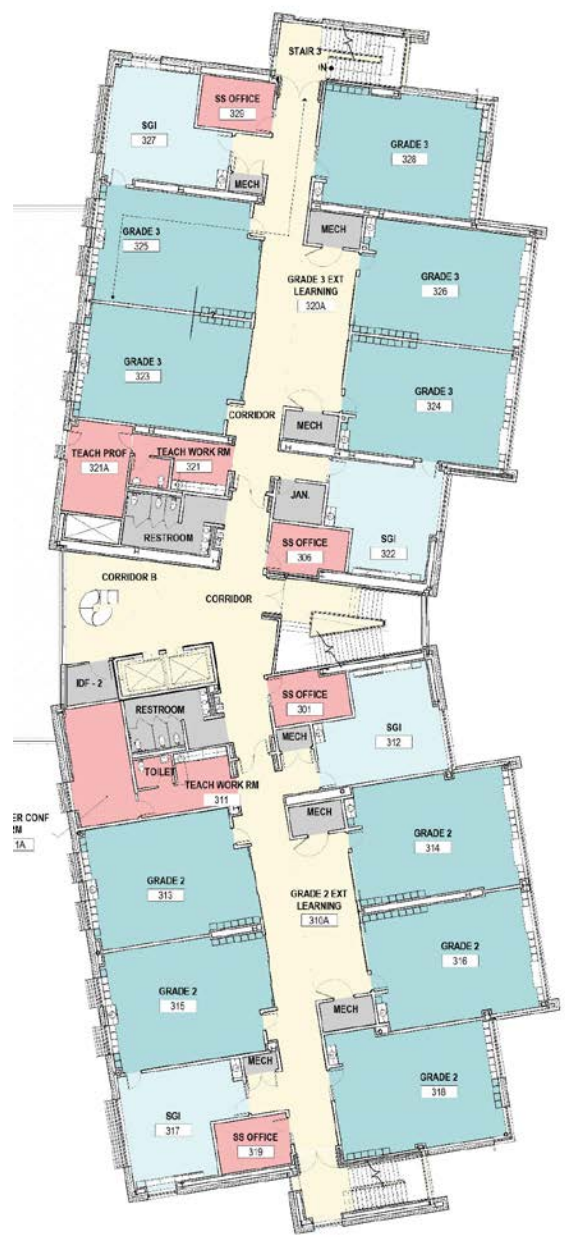




- CLASSROOM
- RESOURCE ROOM
- SHARED/PUBLIC (Dining, Library)
- PHYSICAL EDUCATION
- CORRIDOR / COMMONS
- SUPPORT
- ADMINISTRATION
- ARTS



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CONSTRUCTION

September 2109: Consturction Start

September 2021: Construction Finish

The entire site will be unavailable from the start to the end of construction

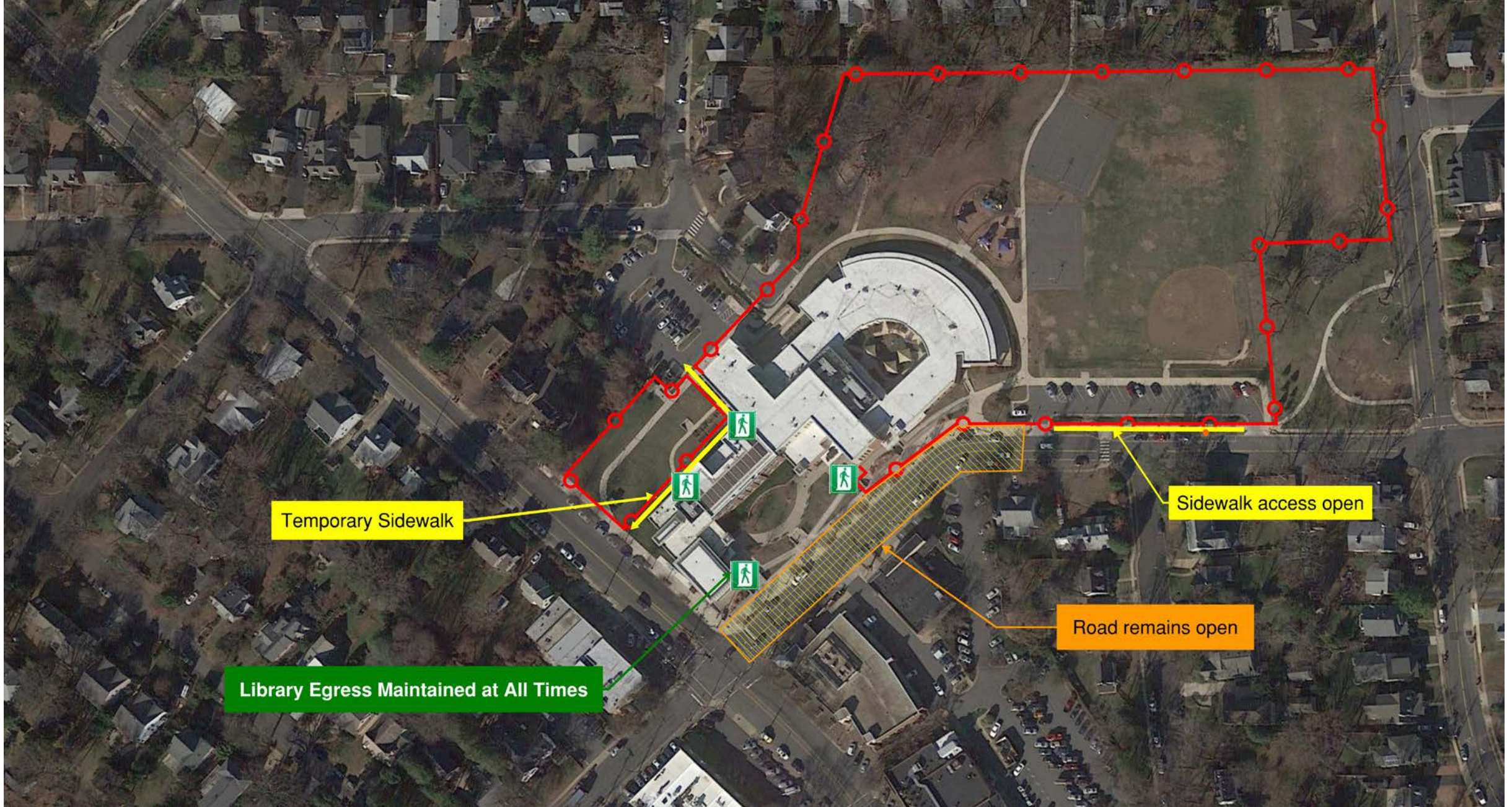
Prior to the start of construction APS will have a joint BLPC / PFRC & Community meeting to provide further details on planned construction activities:

- Construction phasing
- Construction worker parking
- Construction hours
- Other construction related issues

The library parking lot will remain open during construction for library patrons and the work in that area will be phased.

Work will be ongoing on the site for an immediate period of time past the construction finish date noted above for all punch list and other construction related items to be addressed.

APS will provide the community with monthly construction updates during construction.



ADJOURN

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

APS Project Manager

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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/>