

# NEW ELEMENTARY SCHOOL

REED SITE, ARLINGTON PUBLIC SCHOOLS  
USE PERMIT / PARK & RECREATION COMMISSION

OCTOBER 23 2018



VMDO



# PRC MEETING

PARK AND RECREATION COMMISSION (PRC)

1. **Welcome/Opening Remarks**
2. **Process & Schedule**
3. **Proposed Design and Use Permit Application / Drawings**
4. **Construction Schedule**
5. **Ongoing Community Discussions**
6. **Questions**

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# Process & Schedule

REED PARK AND RECREATION COMMISSION (PRC)

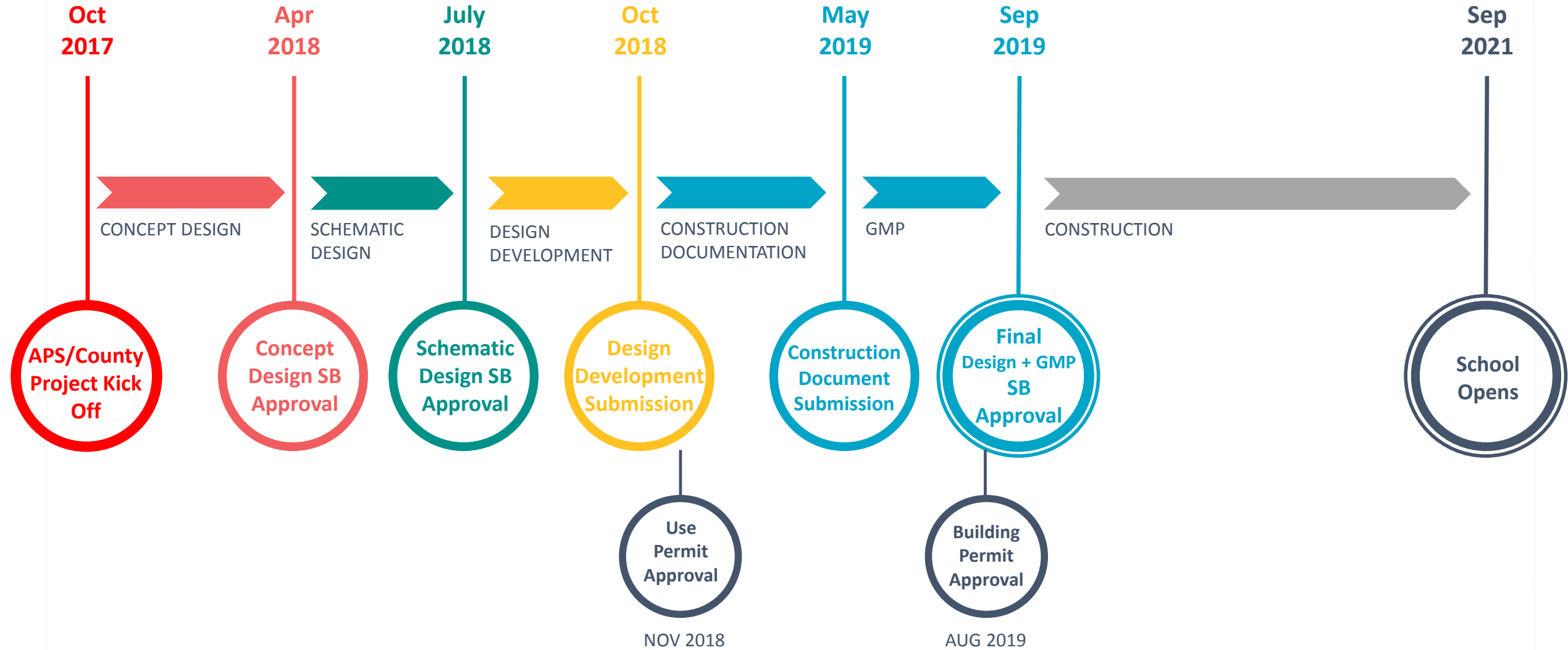
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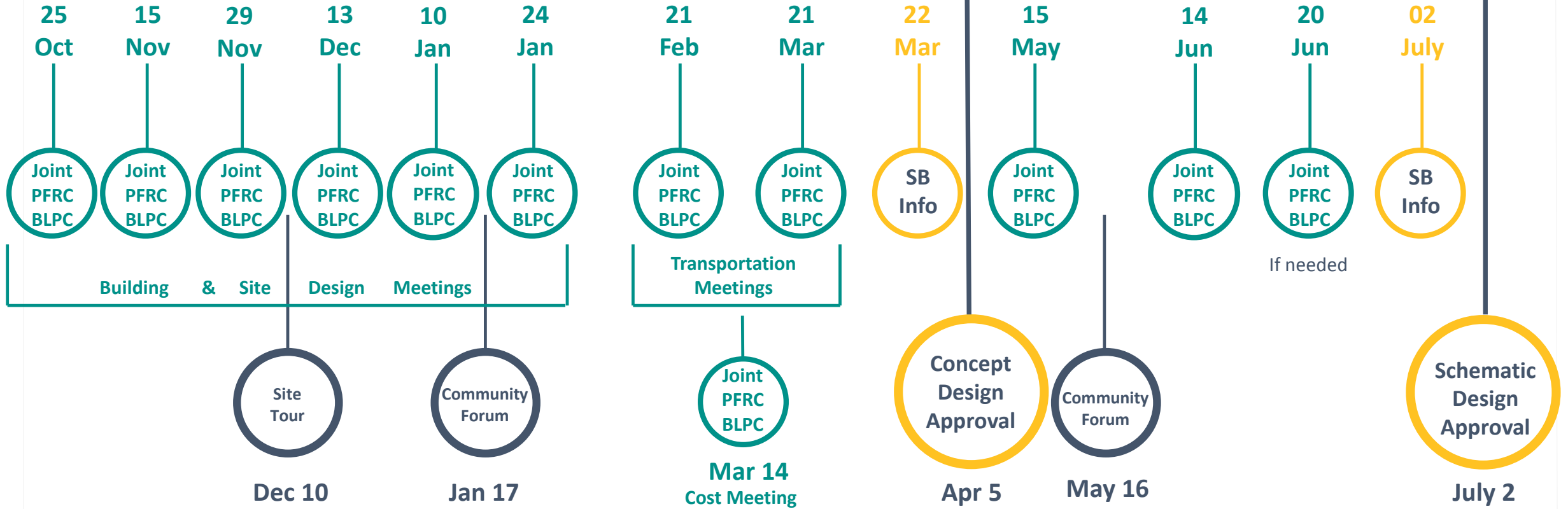
# PROJECT PARAMETERS

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

SCHEMATIC DESIGN



# PATH TO USE PERMIT APPROVAL

October 22, 2018: Environment & Energy Conservation Commission (E2C2)

**October 23, 2018: Park & Rec Commission**

October 25, 2018: Urban Forestry Commission

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.



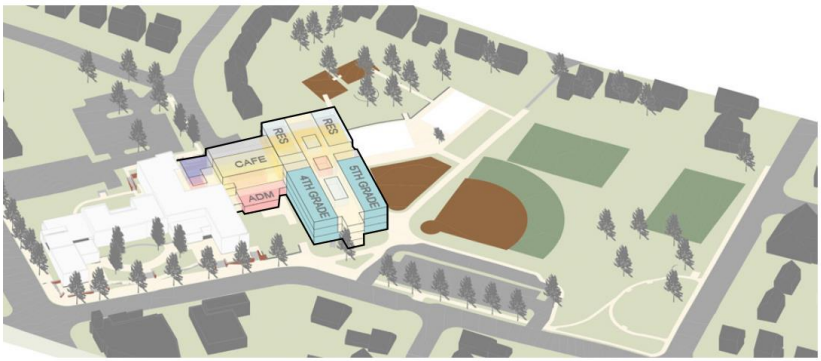
# Proposed Design

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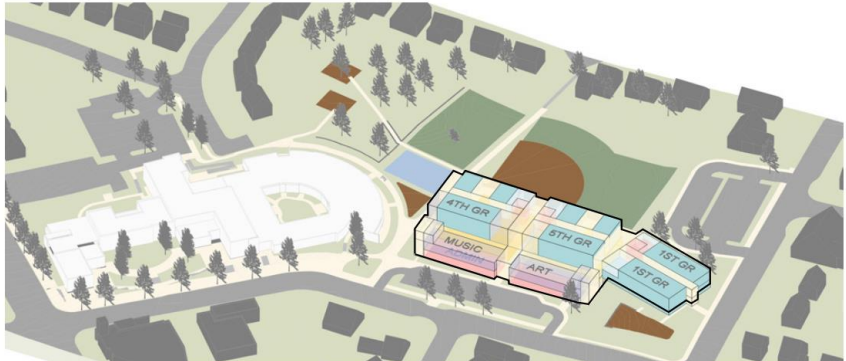
Integrated

BLPC rank PFRC rank

CMR price:  
\$55.1 M

1 1

4 story option  
3 story: \$54.5

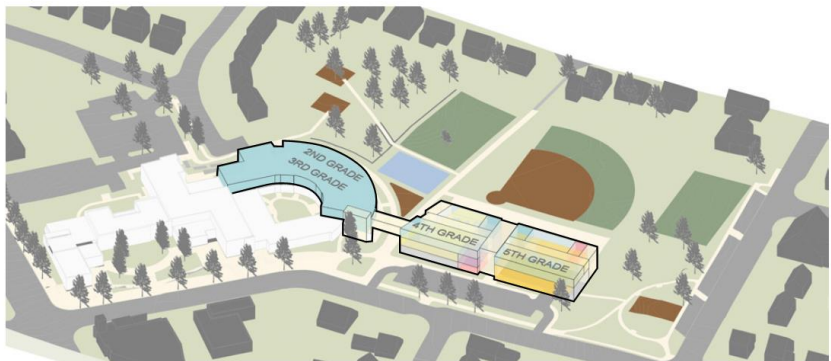


Standalone

BLPC rank PFRC rank

CMR price:  
\$55.6 M

4 4



Bridge

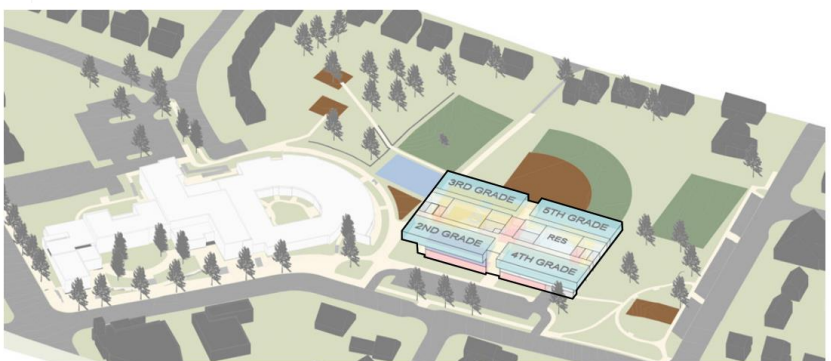
CMR price:  
\$50.1 M

2 2



East

5 6



Upper / Lower

CMR price:  
\$49.3 M

3 3



North

6 5

# Site

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# Impervious Areas (sf)

## Existing

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

## Proposed Design

Building:	58,875
Play Courts:	8,574
Other Paving:	50,165
Parking:	46,982
<b>Total:</b>	<b>164,596</b>
% 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

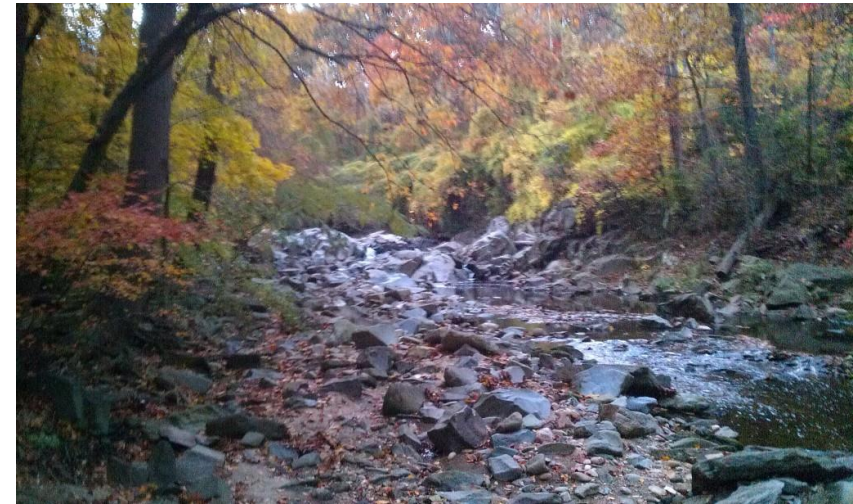
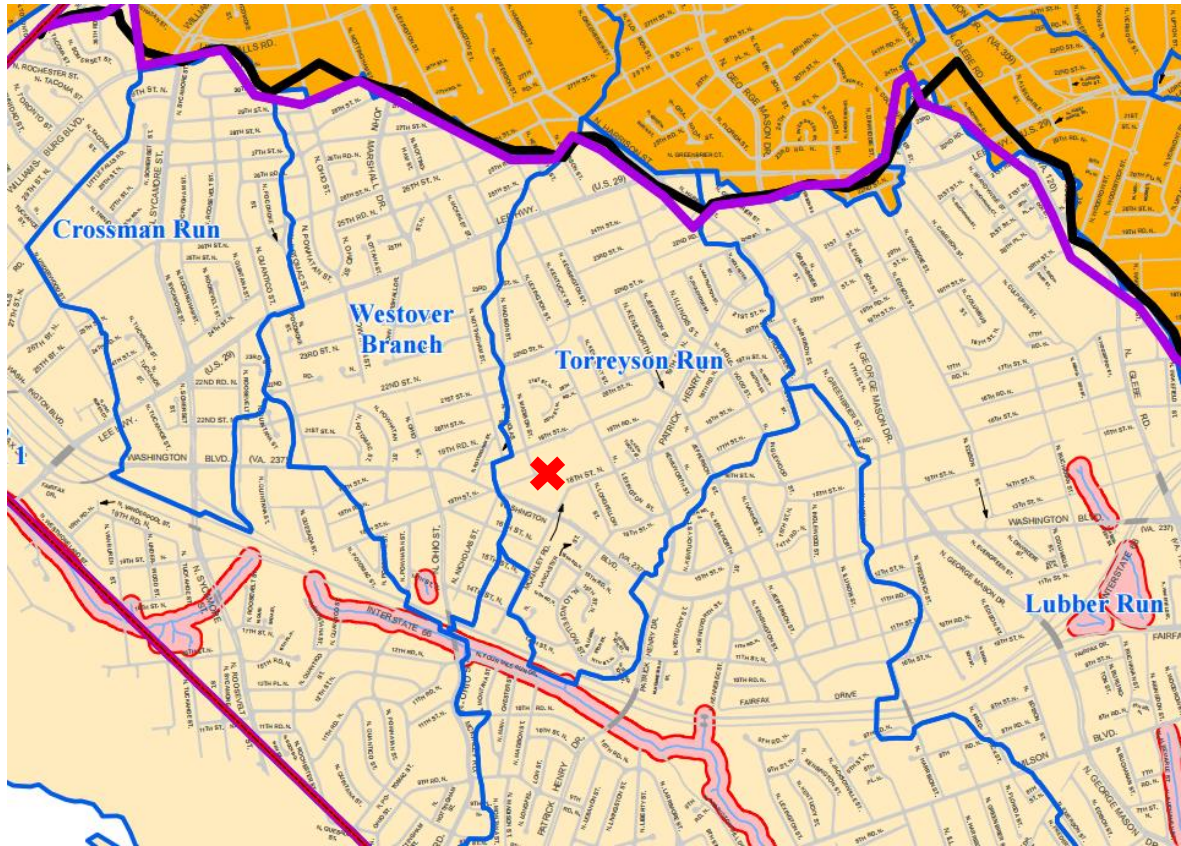
Exterior bike racks



# STORMWATER MANAGEMENT

- **Preservation of Existing Hydrology**

- Protect Four Mile Run Watershed (Torreyson Run)
- Maintain On-Site Drainage Patterns
- Prevent degradation of downstream storm conveyance system





# STORMWATER MANAGEMENT

- **Quality**

- Virginia Runoff Reduction Method – Re-Development Criteria
- Low-Cost & Low-Maintenance Preference
- Recommended Compliance Strategy:
  - Bio-retention/Raingardens (Figure 1)
  - Grass Channel / Dry Swale (Figure 2)
  - Manufactured Treatment Devices (MTD)

- **Quantity**

- Stormwater discharges will meet the County requirements for channel and flood protection (i.e. Energy-Balance)

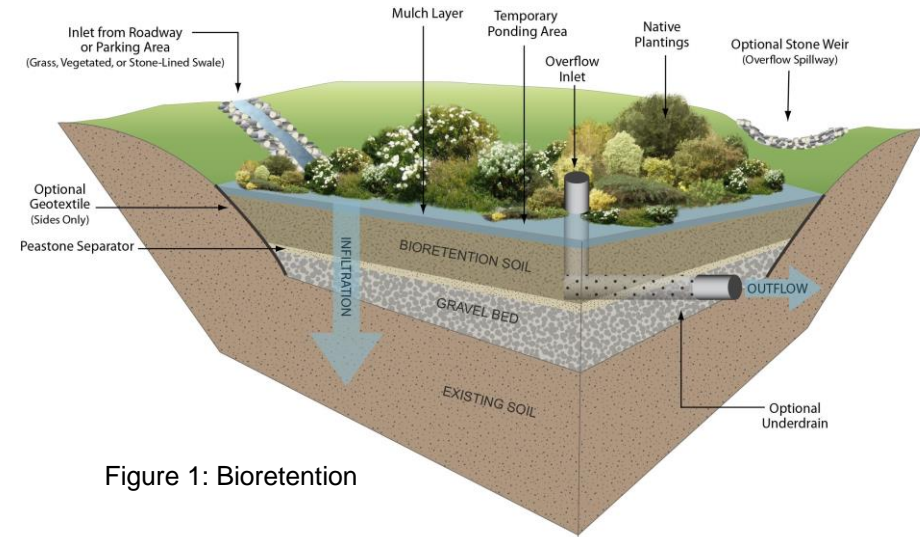
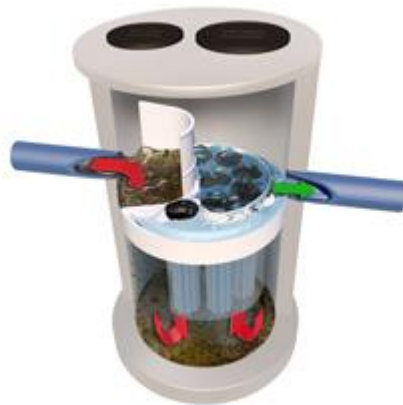


Figure 1: Bioretention

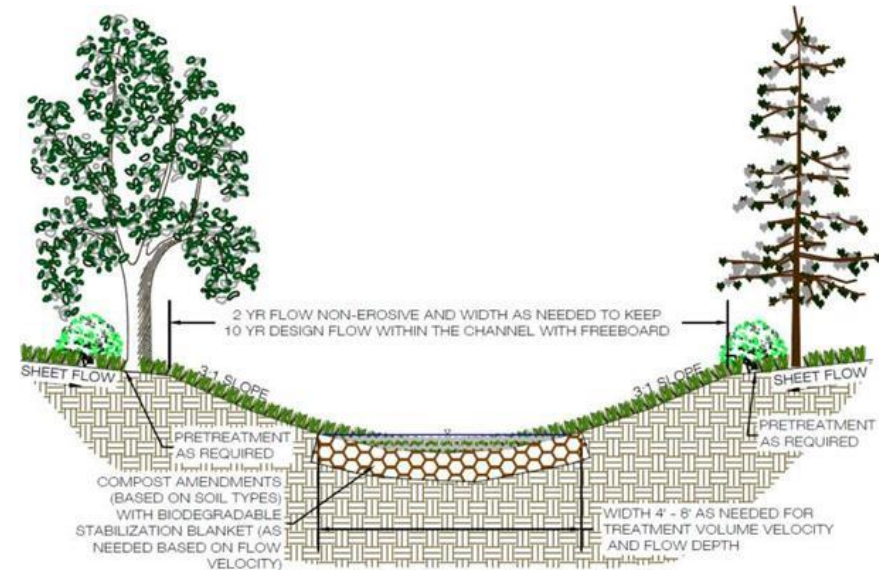
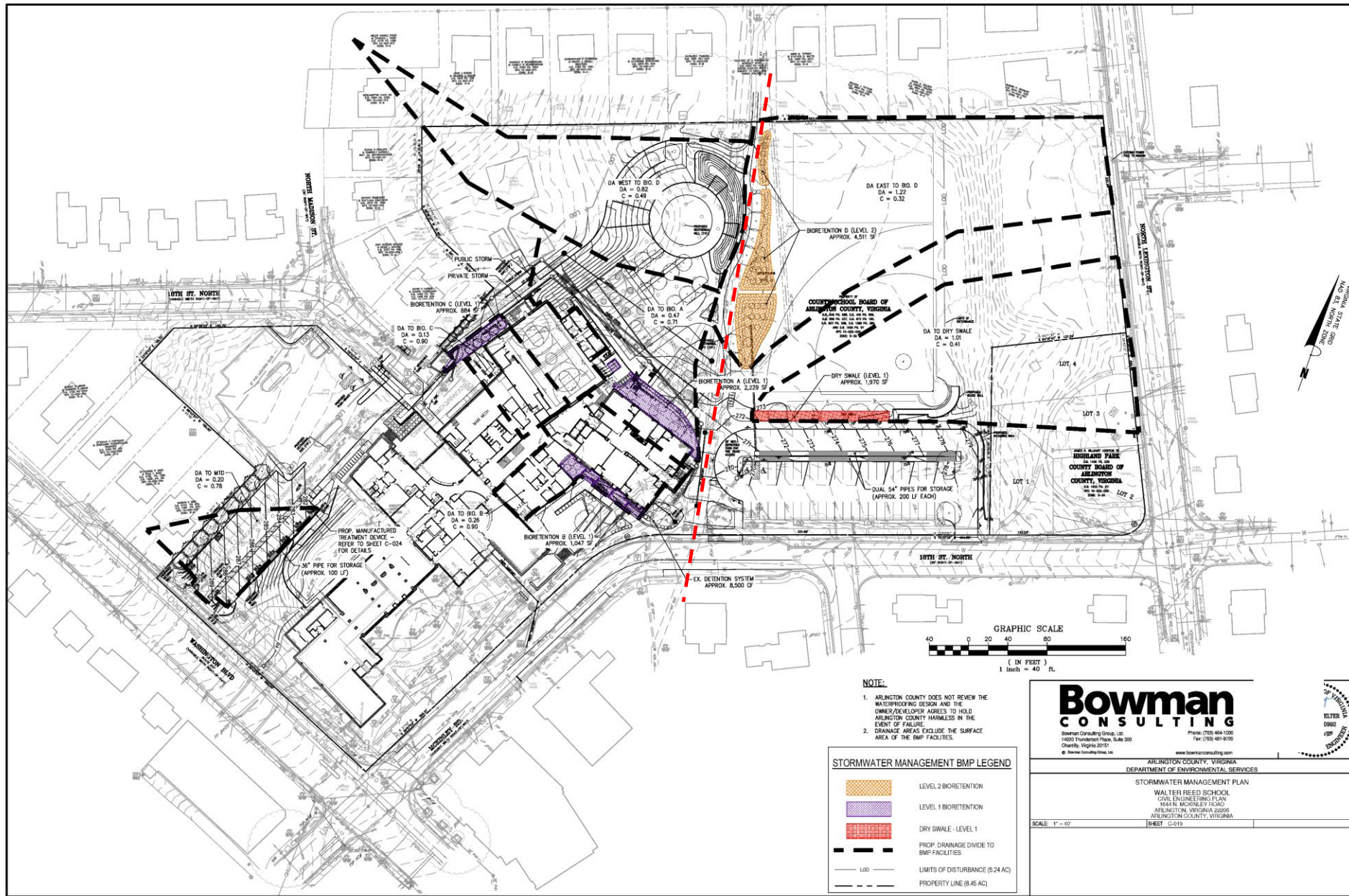


Figure 2: Grass Channel / Dry Swale

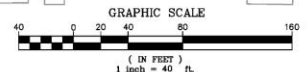


**NOTE:**

1. ARLINGTON COUNTY DOES NOT REVIEW THE WATERPROOFING DESIGN AND THE OWNER/DEVELOPER AGREES TO HOLD ARLINGTON COUNTY HARMLESS IN THE EVENT OF FAILURE.
2. DRAINAGE AREAS EXCLUDE THE SURFACE AREA OF THE BMP FACILITIES.

**STORMWATER MANAGEMENT BMP LEGEND**

	LEVEL 2 BIORETENTION
	LEVEL 1 BIORETENTION
	DRY SWALE - LEVEL 1
	PROP. DRAINAGE DIVIDE TO BMP FACILITIES
	LIMITS OF DISTURBANCE (6.24 AC)
	PROPERTY LINE (8.46 AC)



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 www.bowmanconsulting.com

ARLINGTON COUNTY, VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL SERVICES  
 STORMWATER MANAGEMENT PLAN  
 WALTER REED SCHOOL  
 CIVIL ENGINEERING PLAN  
 1634 N. MCKONLEY ROAD  
 ARLINGTON, VIRGINIA 22205  
 ARLINGTON COUNTY, VIRGINIA  
 SCALE: 1" = 40' (SHEET C-019)



**The School will be Net Zero Energy ready. APS plans to add the school to the PPA agreements currently being negotiated by APS for other APS sites. Other high performance building targets and parameters:**

- Integrate learning, design, sustainable design, and environmental stewardship so that it supports and enhances student learning and student success
- Deliver a balanced design that achieves Zero Energy status as defined by the United States Department of Energy
- **Maximum Energy Use Intensity (EUI): 21**
- On-site renewable energy generation that exceeds the EUI via a solar photovoltaic array (separate project)
- Overall minimum insulation R-values: 30-roof, 25- wall b
- Thermally broken windows with insulated glass
- Glazing percentage: 35-40%
- Airtightness: 0.15 cfm/sf
- HVAC System: ground source heat pump with dedicated outdoor air system
- Lighting System: all LED
- Provide building systems that are durable, straightforward to operate/control, and are easily maintained
- Consider Indoor Air Quality, Thermal / Acoustic / Visual Comfort, and Universal Design standards beyond the minimums required by building code



Y ? ? N

1				Credit	Integrative Process	1	
<b>4 5 2 20 Location and Transportation 15</b>							
1			16	Credit	LEED for Neighborhood Development Location	15	
				Credit	Sensitive Land Protection	1	
			2	Credit	High Priority Site	2	
2		2	1	Credit	Surrounding Density and Diverse Uses	5	
	3		1	Credit	Access to Quality Transit	4	RP
1				Credit	Bicycle Facilities	1	RP
	1			Credit	Reduced Parking Footprint	1	RP
	1			Credit	Green Vehicles	1	
<b>3 9 0 0 Sustainable Sites 12</b>							
Y				Prereq	Construction Activity Pollution Prevention	Required	
Y				Prereq	Environmental Site Assessment	Required	
1				Credit	Site Assessment	1	
1	1			Credit	Site Development - Protect or Restore Habitat	2	
1				Credit	Open Space	1	
	3			Credit	Rainwater Management	3	
	2			Credit	Heat Island Reduction	2	
	1			Credit	Light Pollution Reduction	1	
	1			Credit	Site Master Plan	1	
	1			Credit	Joint Use of Facilities	1	
<b>5 3 2 2 Water Efficiency 12</b>							
Y				Prereq	Outdoor Water Use Reduction	Required	
Y				Prereq	Indoor Water Use Reduction	Required	
Y				Prereq	Building-Level Water Metering	Required	
2				Credit	Outdoor Water Use Reduction	2	RP
2	3	2		Credit	Indoor Water Use Reduction	7	
			2	Credit	Cooling Tower Water Use	2	
1				Credit	Water Metering	1	
<b>19 6 3 3 Energy and Atmosphere 31</b>							
Y				Prereq	Fundamental Commissioning and Verification	Required	
Y				Prereq	Minimum Energy Performance	Required	
Y				Prereq	Building-Level Energy Metering	Required	
Y				Prereq	Fundamental Refrigerant Management	Required	
5	1			Credit	Enhanced Commissioning	6	
13	3			Credit	Optimize Energy Performance	16	RP
1				Credit	Advanced Energy Metering	1	
	1	1		Credit	Demand Response	2	
			3	Credit	Renewable Energy Production	3	RP
	1			Credit	Enhanced Refrigerant Management	1	
		2		Credit	Green Power and Carbon Offsets	2	
<b>4 1 6 2 Materials and Resources 13</b>							
Y				Prereq	Storage and Collection of Recyclables	Required	
Y				Prereq	Construction and Demolition Waste Management Planning	Required	
		5		Credit	Building Life-Cycle Impact Reduction	5	
1			1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2	
1			1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2	
1			1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2	
1	1			Credit	Construction and Demolition Waste Management	2	

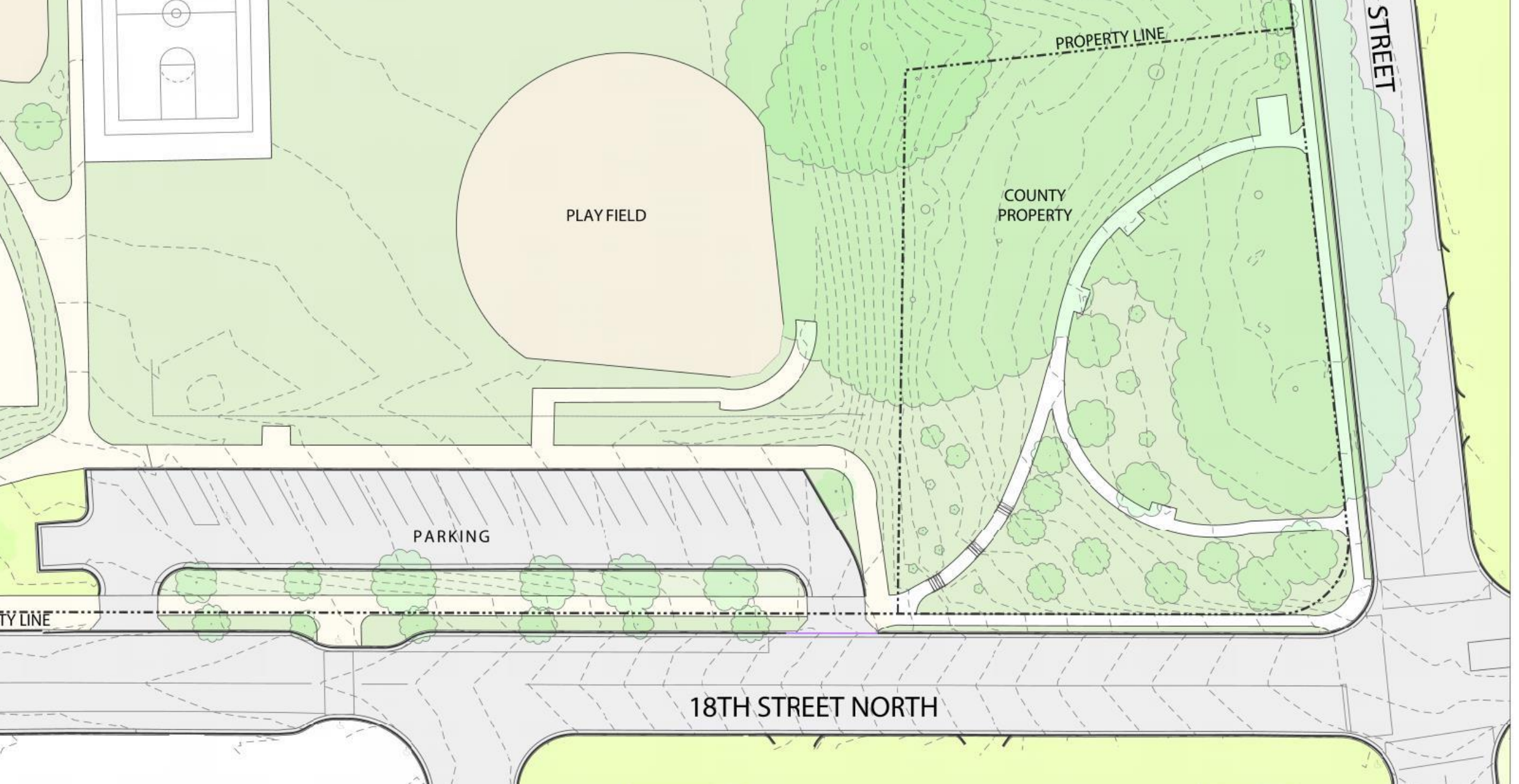
4	10	2	0	<b>Indoor Environmental Quality</b>			<b>16</b>
Y				Prereq	Minimum Indoor Air Quality Performance	Required	
Y				Prereq	Environmental Tobacco Smoke Control	Required	
Y				Prereq	Minimum Acoustic Performance	Required	
1	1			Credit	Enhanced Indoor Air Quality Strategies	2	
	3			Credit	Low-Emitting Materials	3	
1				Credit	Construction Indoor Air Quality Management Plan	1	
	1	1		Credit	Indoor Air Quality Assessment	2	
1				Credit	Thermal Comfort	1	
1	1			Credit	Interior Lighting	2	
	3			Credit	Daylight	3	
		1		Credit	Quality Views	1	
	1			Credit	Acoustic Performance	1	

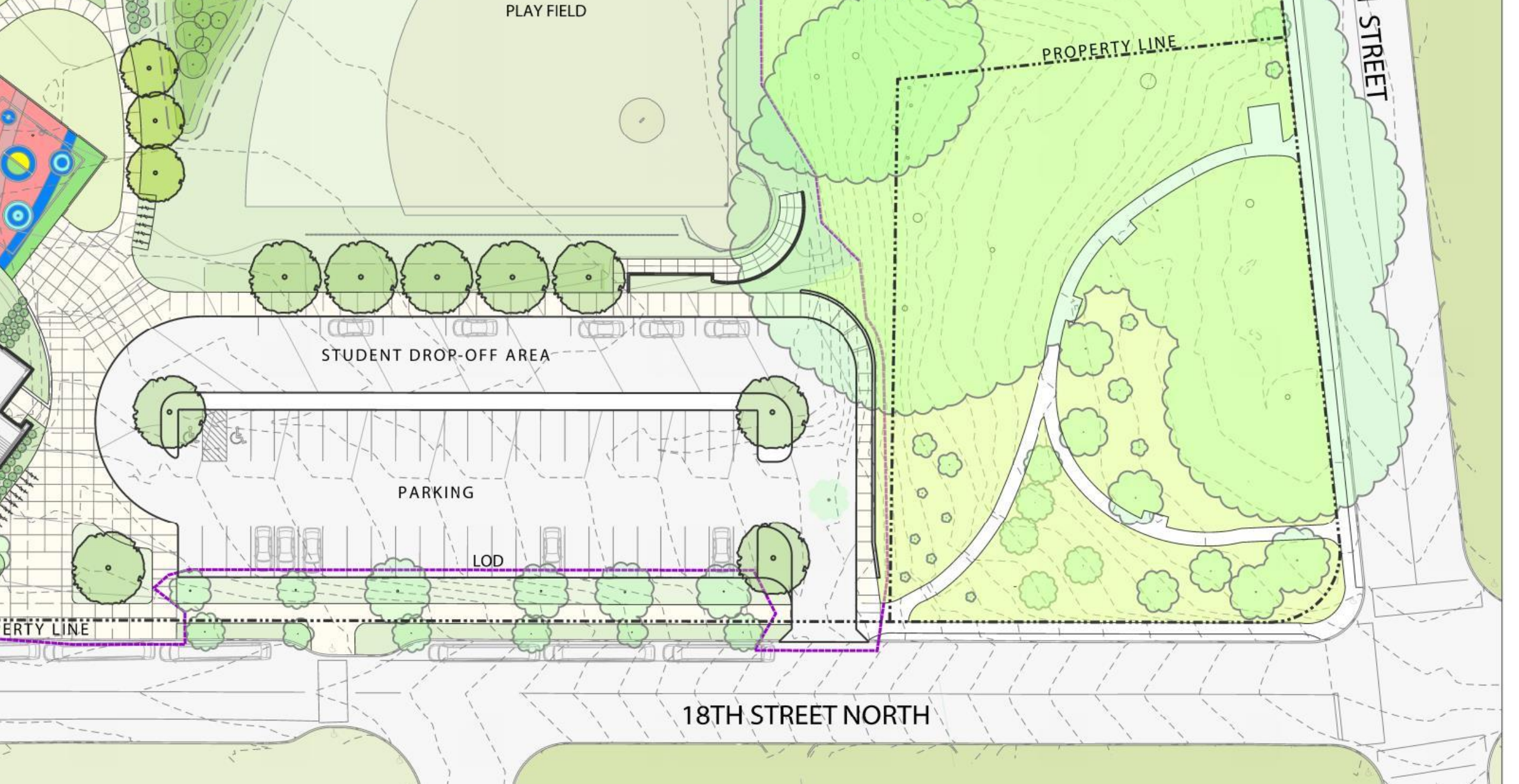
4	2	0	0	<b>Innovation</b>			<b>6</b>
1				Credit	EP: BPDO MR EPD 40 products from 5 manufacturers	5	
1				Credit	EP: BPDO MR Material Ingredients 40 products from 5 manufacturers	5	
	1			Credit	Innovation: Building as a Teaching Tool	5	
	1			Credit	MRpc103: Integrative Analysis of Building Materials	5	
1				Credit	IPpc90: Social Equity, Option 2 (20% of Design Team)	5	
1				Credit	LEED Accredited Professional	1	

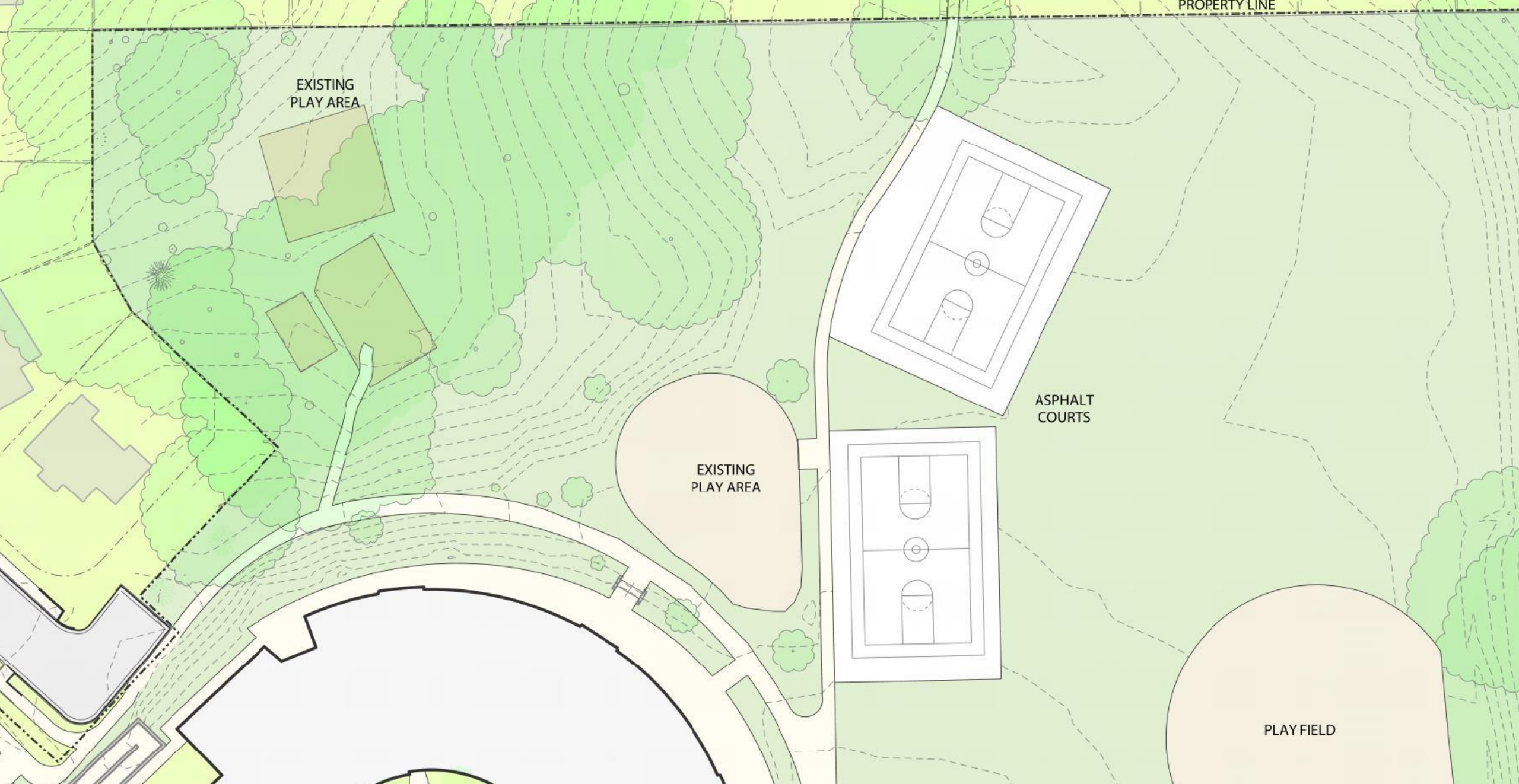
4	0	0	0	<b>Regional Priority</b>			<b>4</b>
1				Credit	Optimize Energy Performance	1	
1				Credit	Reduced Parking Footprint	1	
1				Credit	Outdoor Water Use Reduction	1	
1				Credit	Access to Quality Transit	1	

**51 46 17 27 TOTALS** Possible Points: **110**

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

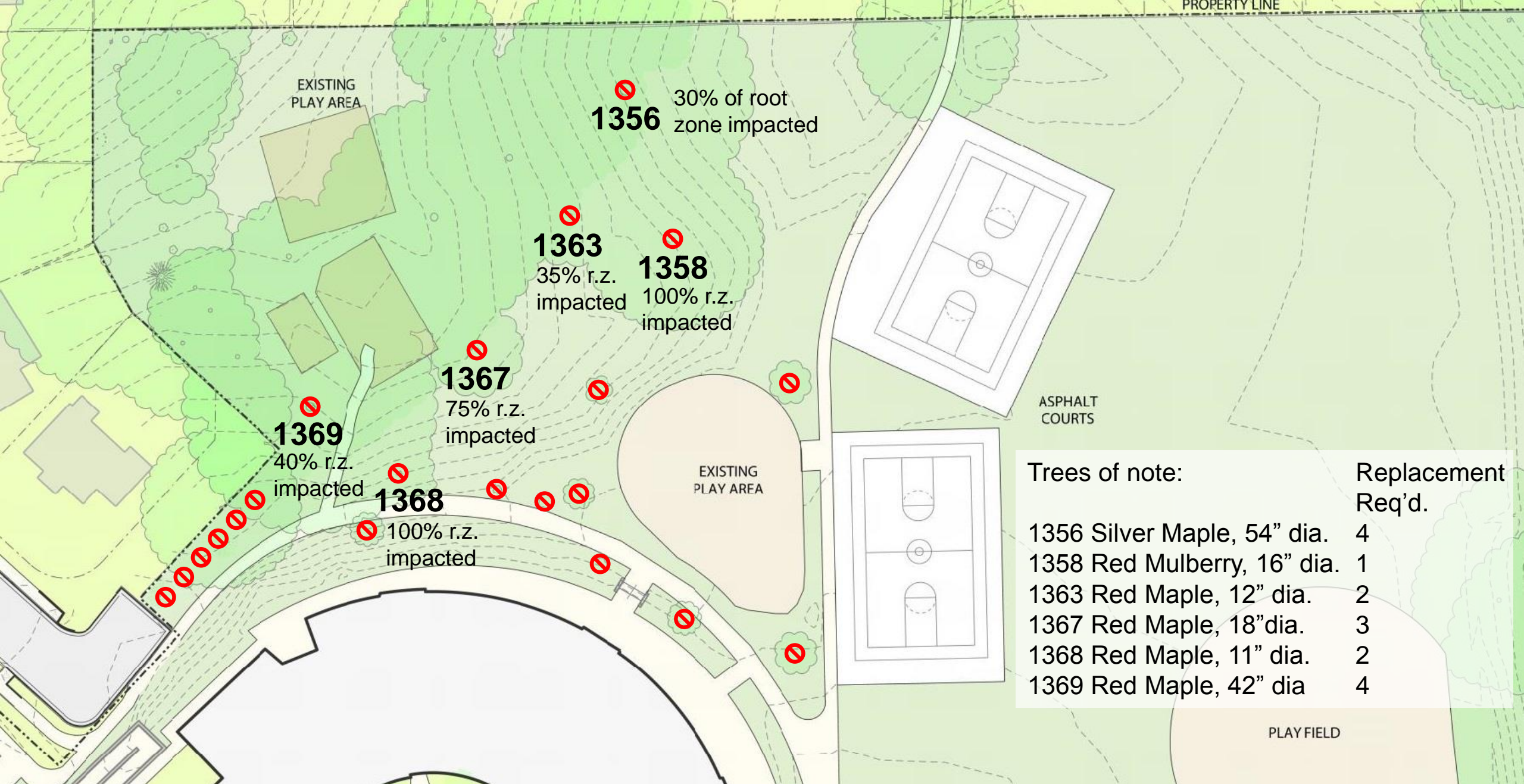




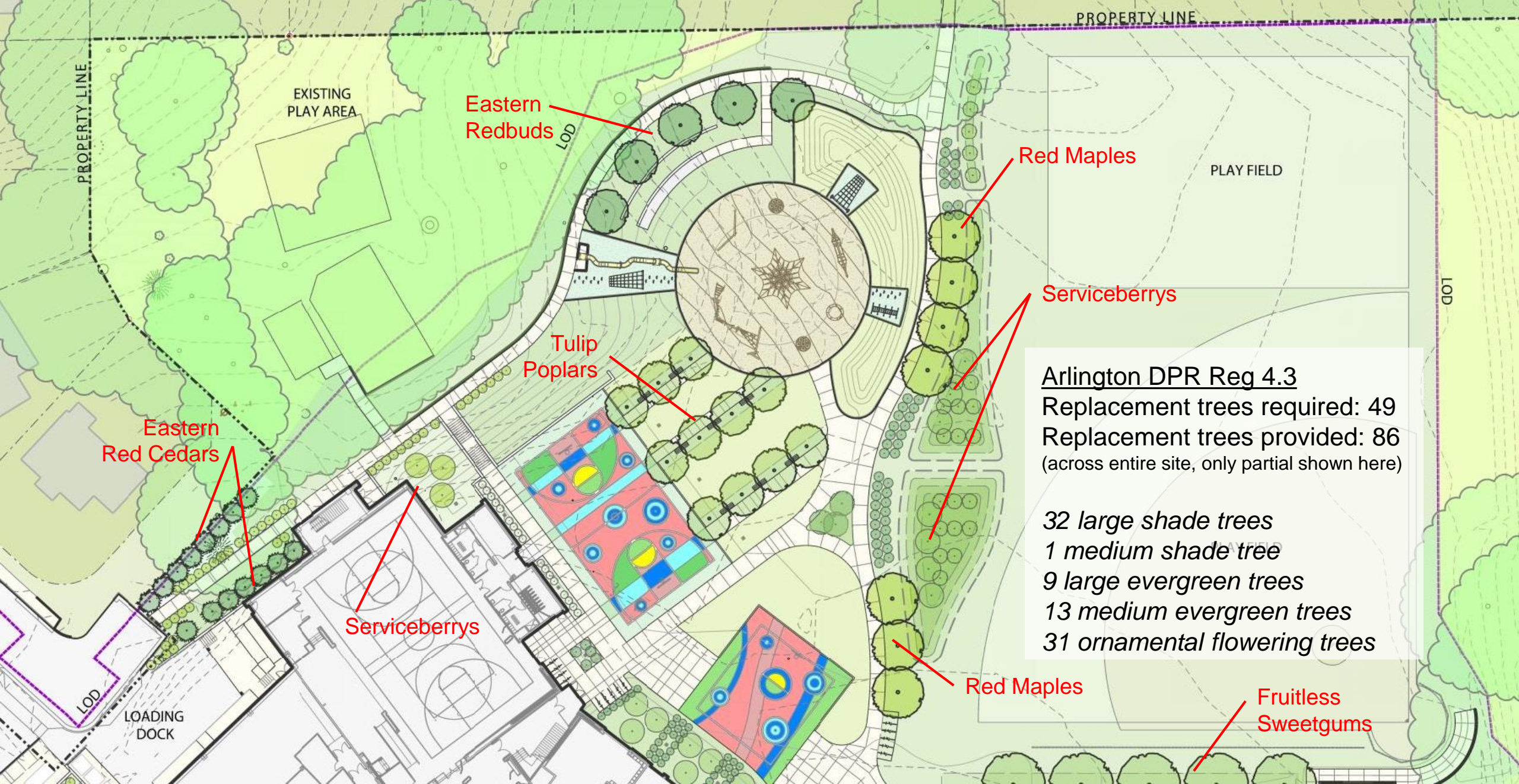






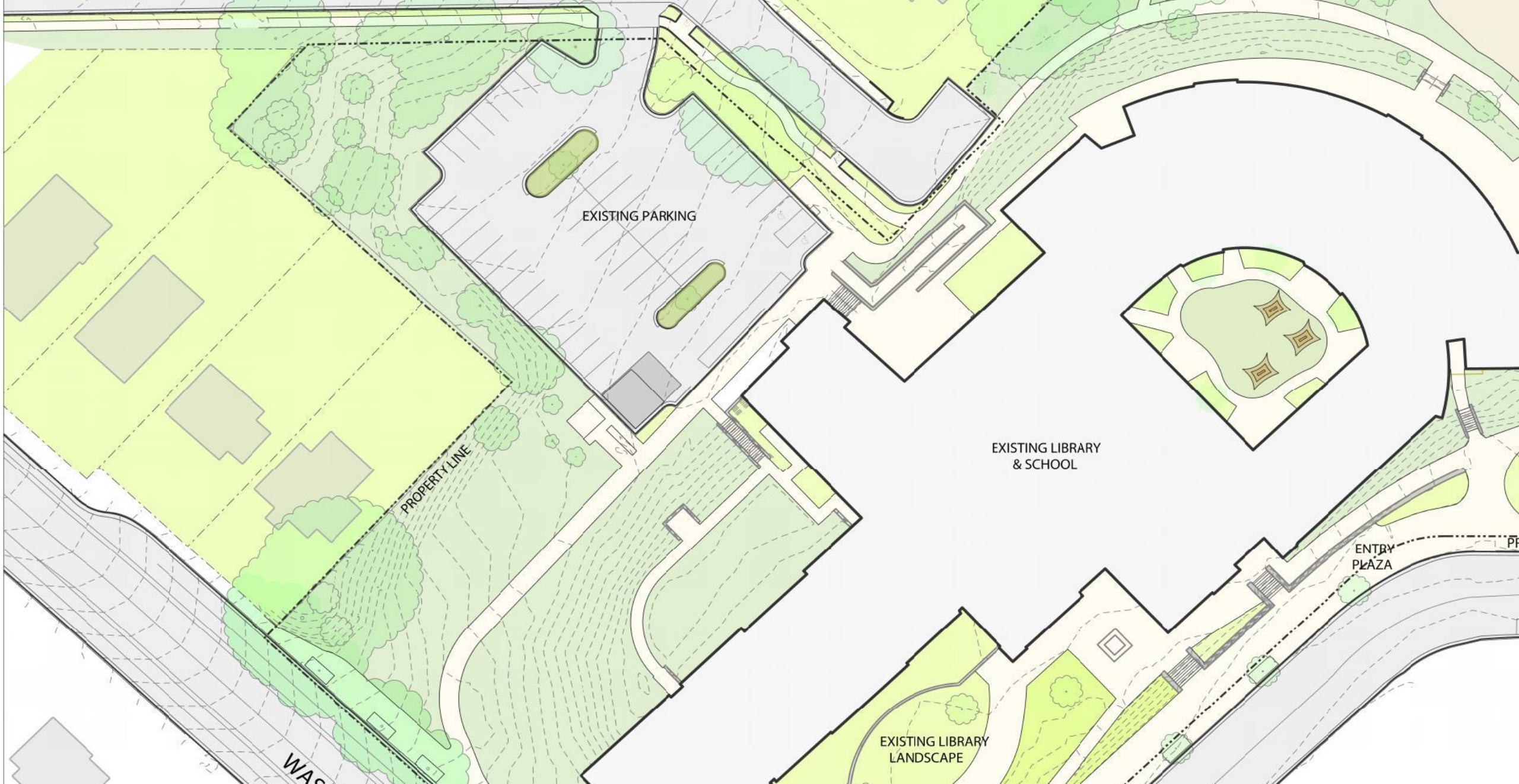


Trees of note:	Replacement Req'd.
1356 Silver Maple, 54" dia.	4
1358 Red Mulberry, 16" dia.	1
1363 Red Maple, 12" dia.	2
1367 Red Maple, 18" dia.	3
1368 Red Maple, 11" dia.	2
1369 Red Maple, 42" dia	4



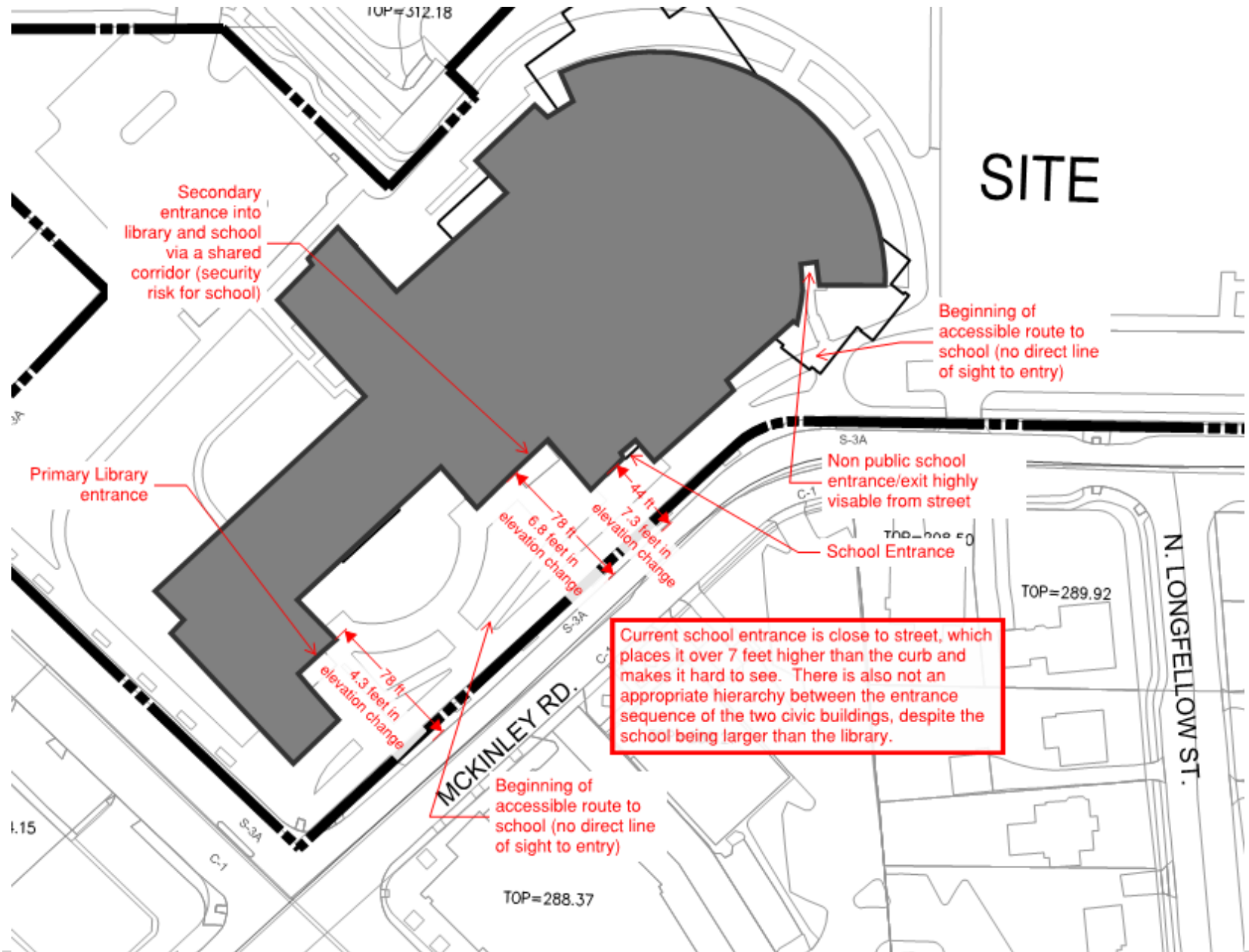
**Arlington DPR Reg 4.3**  
 Replacement trees required: 49  
 Replacement trees provided: 86  
 (across entire site, only partial shown here)

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





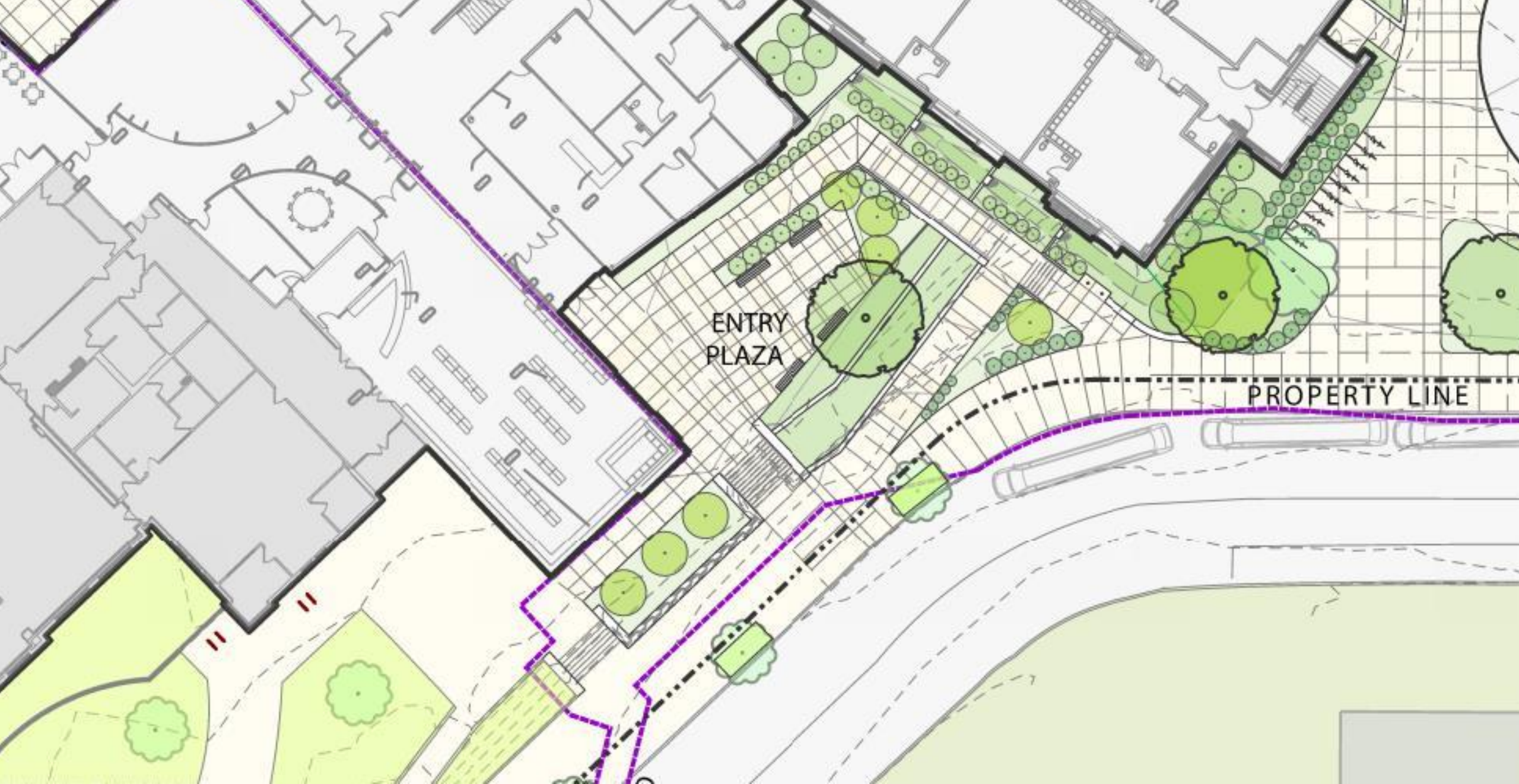












ENTRY  
PLAZA

PROPERTY LINE

# Building

REED PARK AND RECREATION COMMISSION (PRC)

VMDO

October 23, 2018





























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

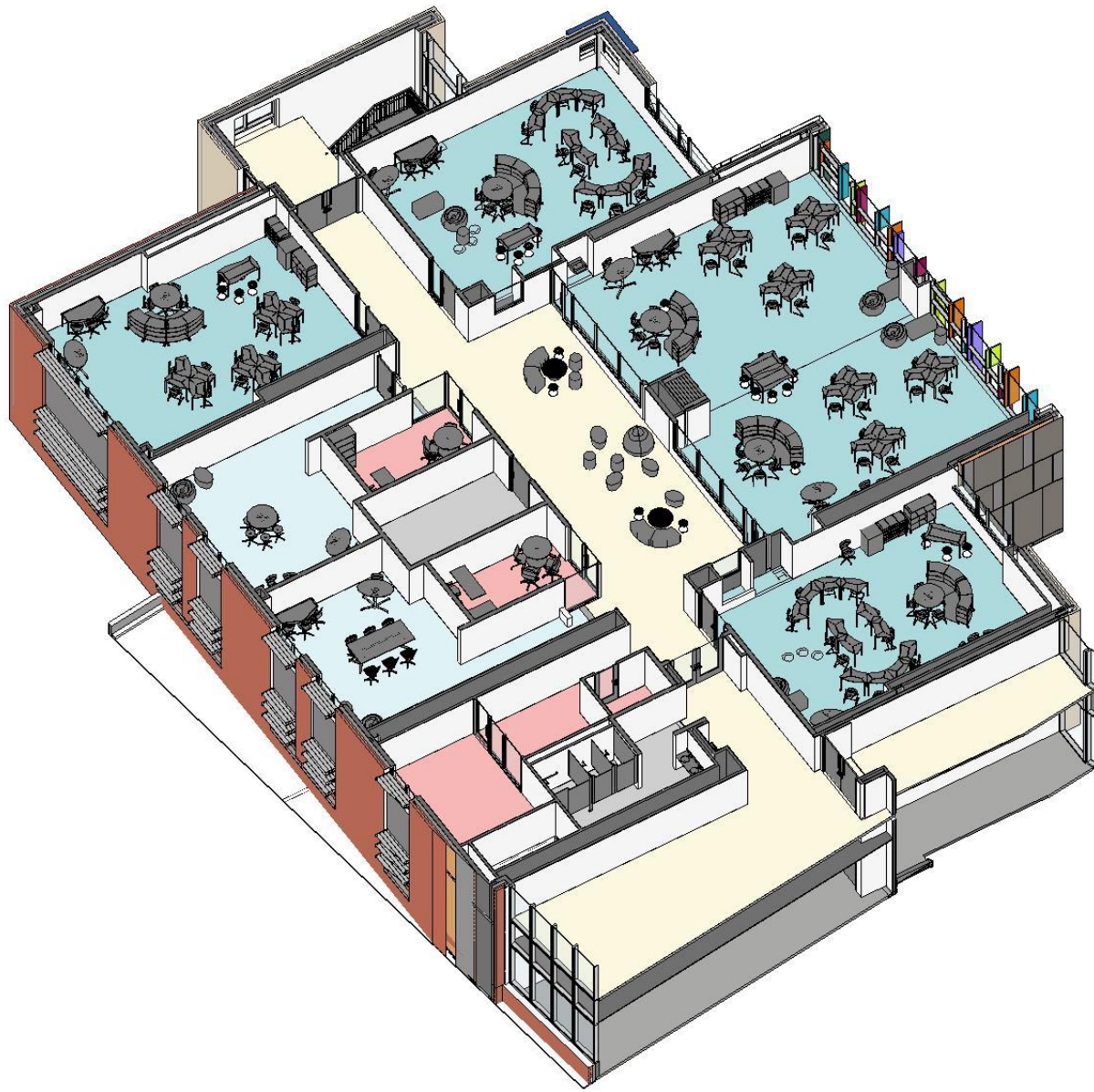


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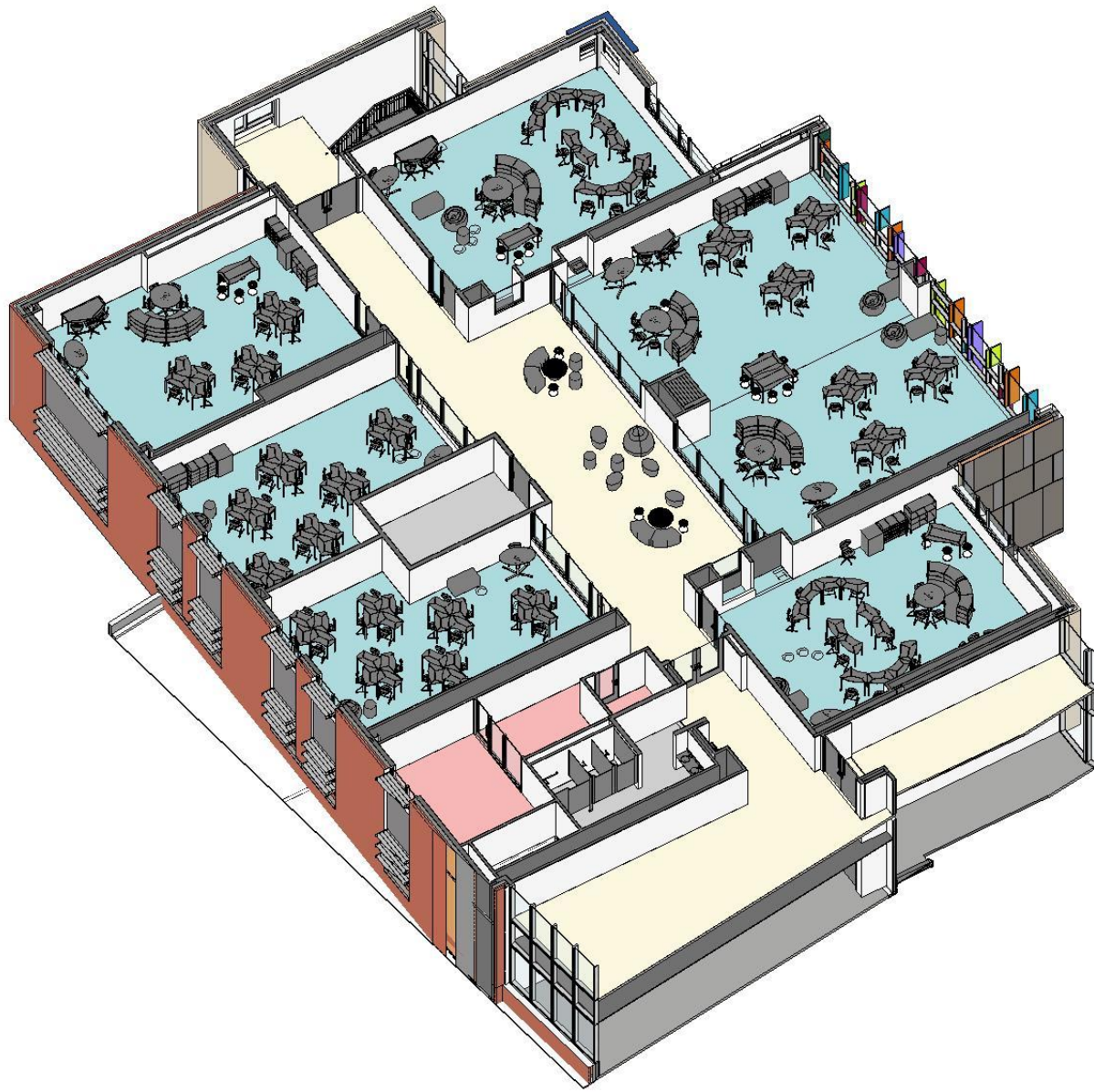


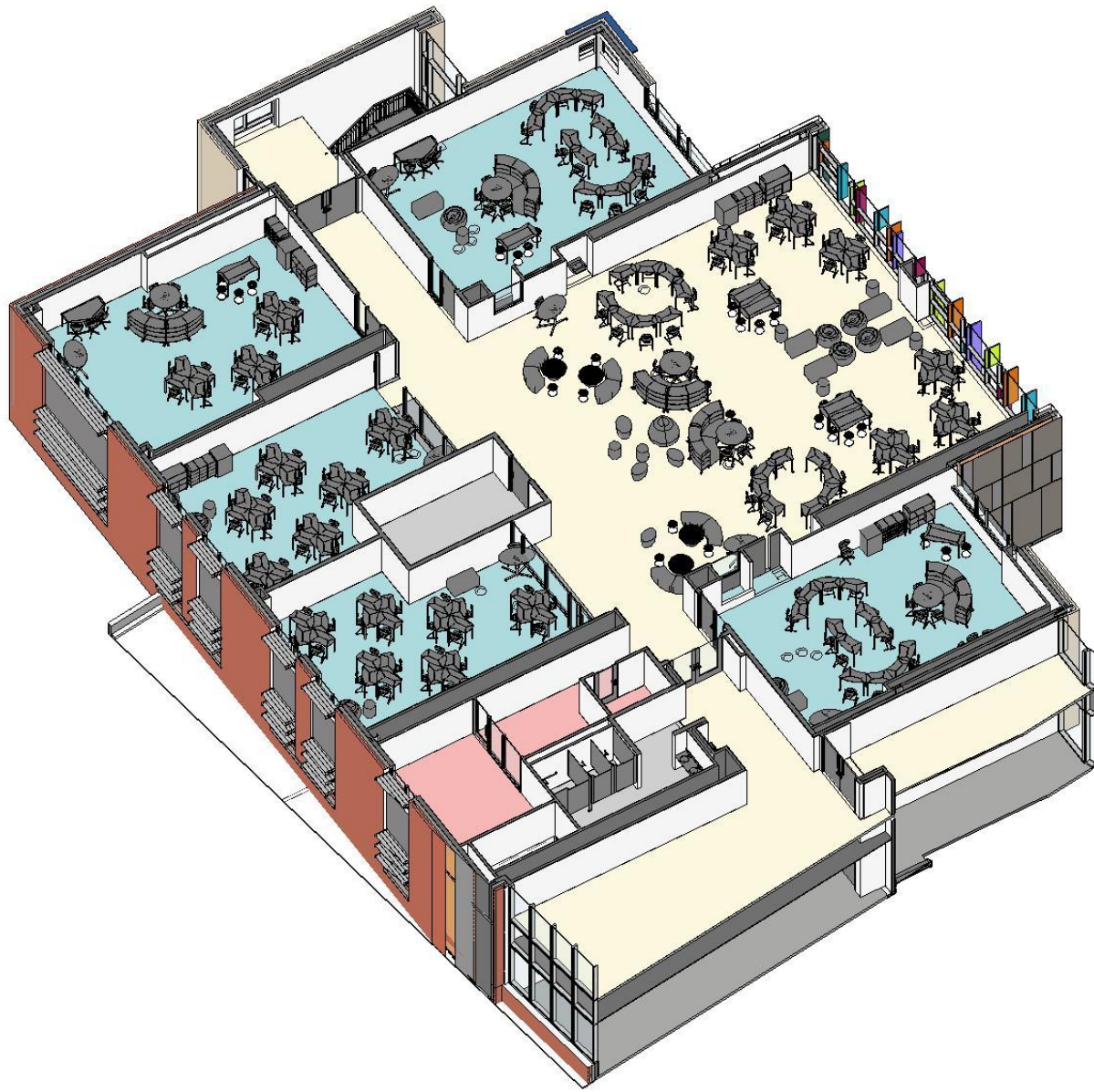
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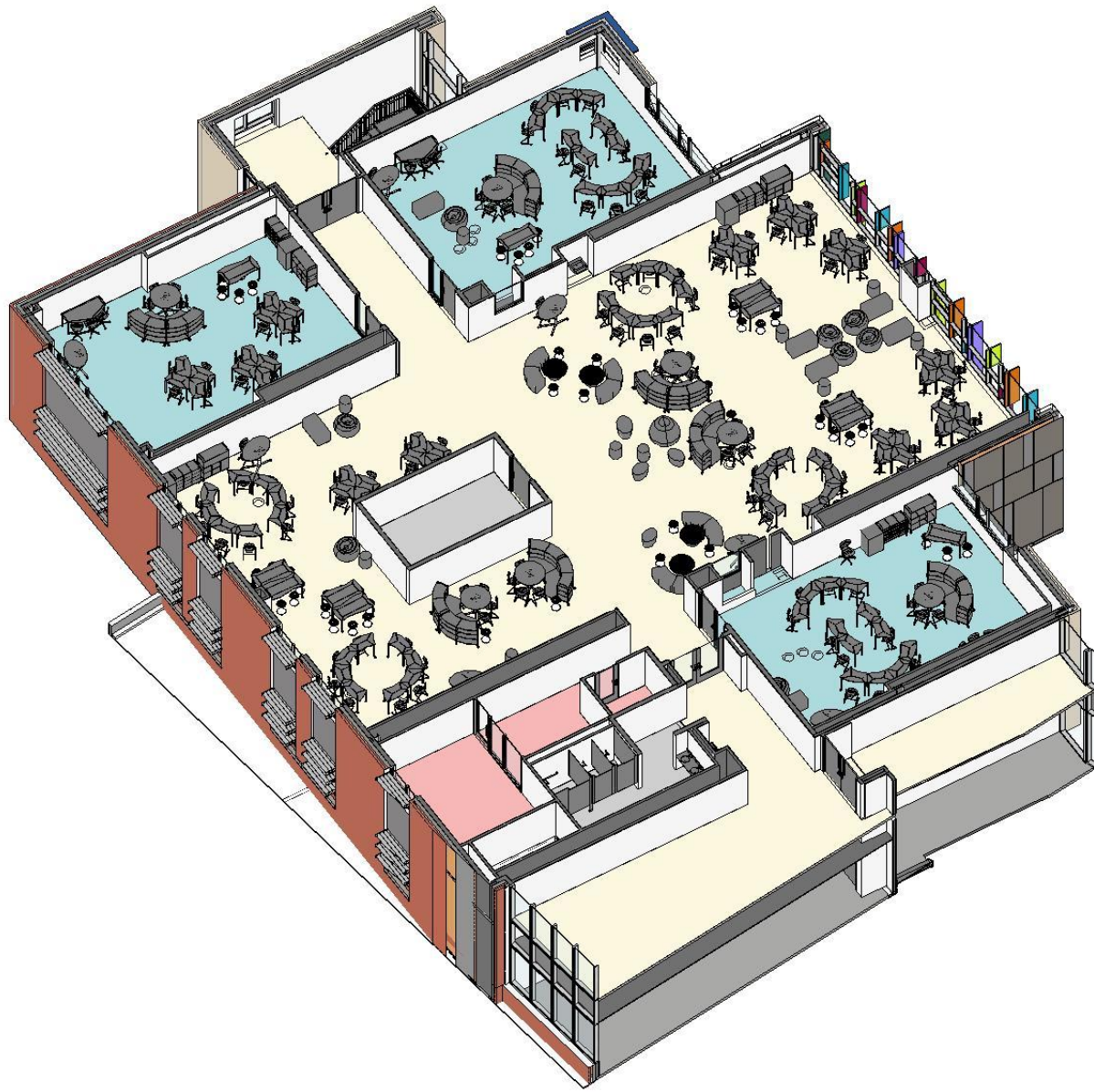


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# Construction

REED PARK AND RECREATION COMMISSION (PRC)

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October 23, 2018



# 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.

# Reed Elementary Preliminary Construction Site Utilization Plan

Provides approximately 75 on-site spaces for construction worker parking to fully meet estimated peak demand.

New parking lot may be able to be phased to allow access for part of the construction period

Temporary sidewalk to be constructed for egress from emergency exits during construction.

Egress from Library to be Maintained at All Times (Typ)

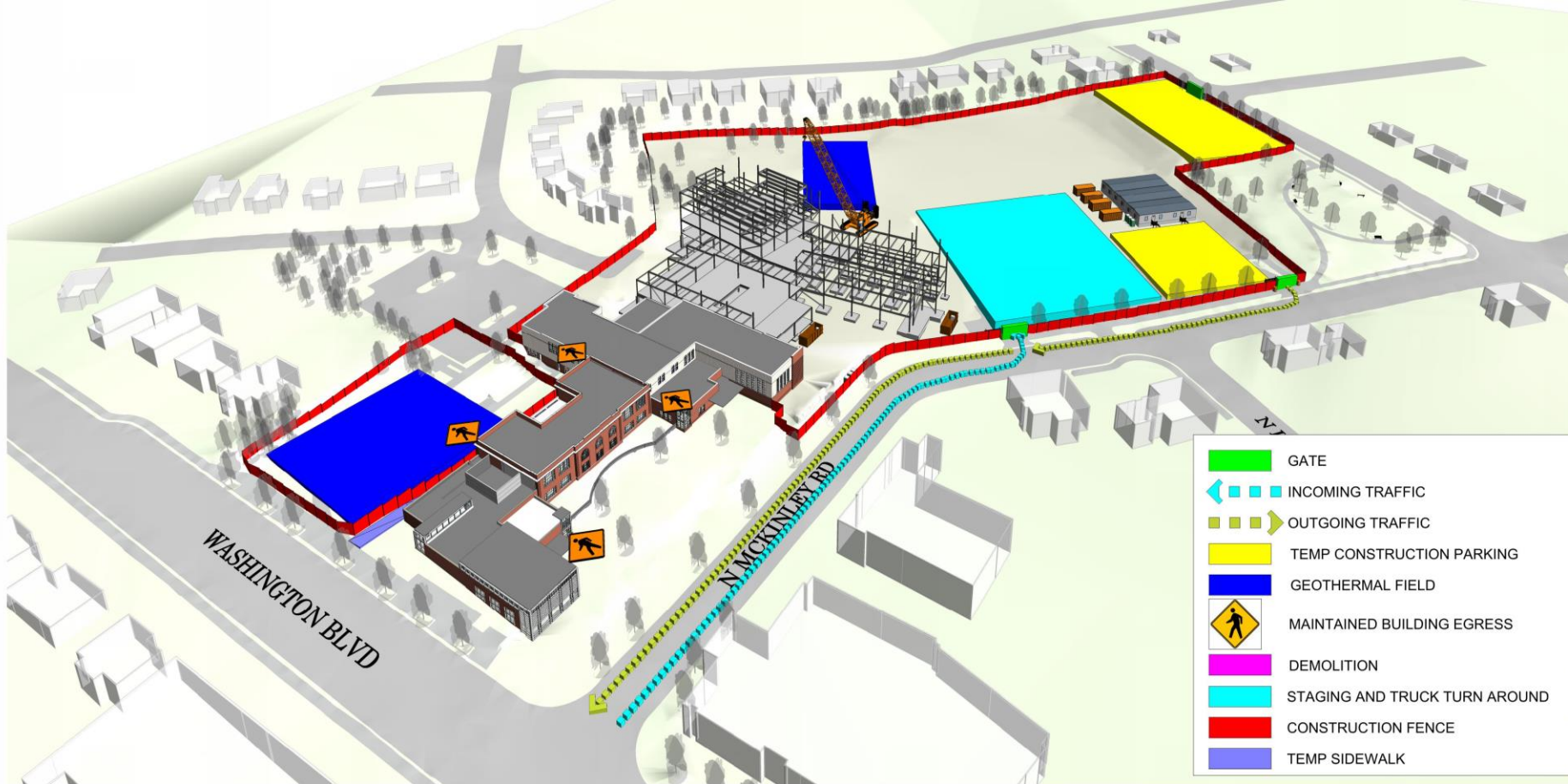


Gate

Gate

Sidewalk access to remain open during construction.

Road remains open. Construction activities in this area will be coordinated to accommodate market held every Sunday



**New Construction  
November 2019 to August 2020**

Geothermal work will begin in the field adjacent to the library in January 2020, with the field behind the school taking place in April 2020. When the geothermal work is completed, these areas will be used for construction staging and/or parking.





# 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

# CONTACTS

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

## APS Project Manager

**Ajibola (Aji) Robinson PMP**

703-228-7738

[ajibola.robinson@apsva.us](mailto:ajibola.robinson@apsva.us)

## County Project Manager

**Nicole Boling**

703-228-3945

[nboling@arlingtonva.us](mailto: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/>

# Questions?

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