

NEW ELEMENTARY SCHOOL

REED SITE, ARLINGTON PUBLIC SCHOOLS
USE PERMIT / PLANNING COMMISSION

NOVEMBER 5, 2018



VMDO



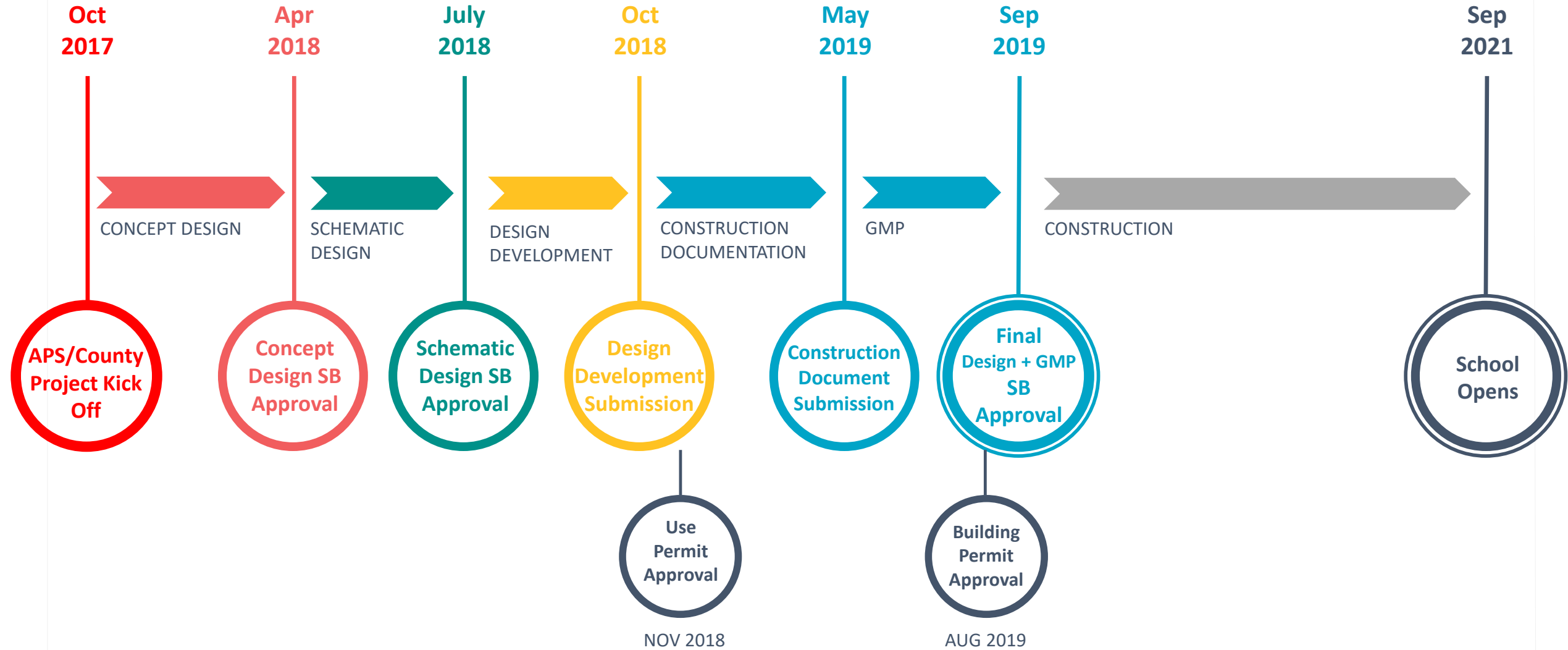
Process & Schedule

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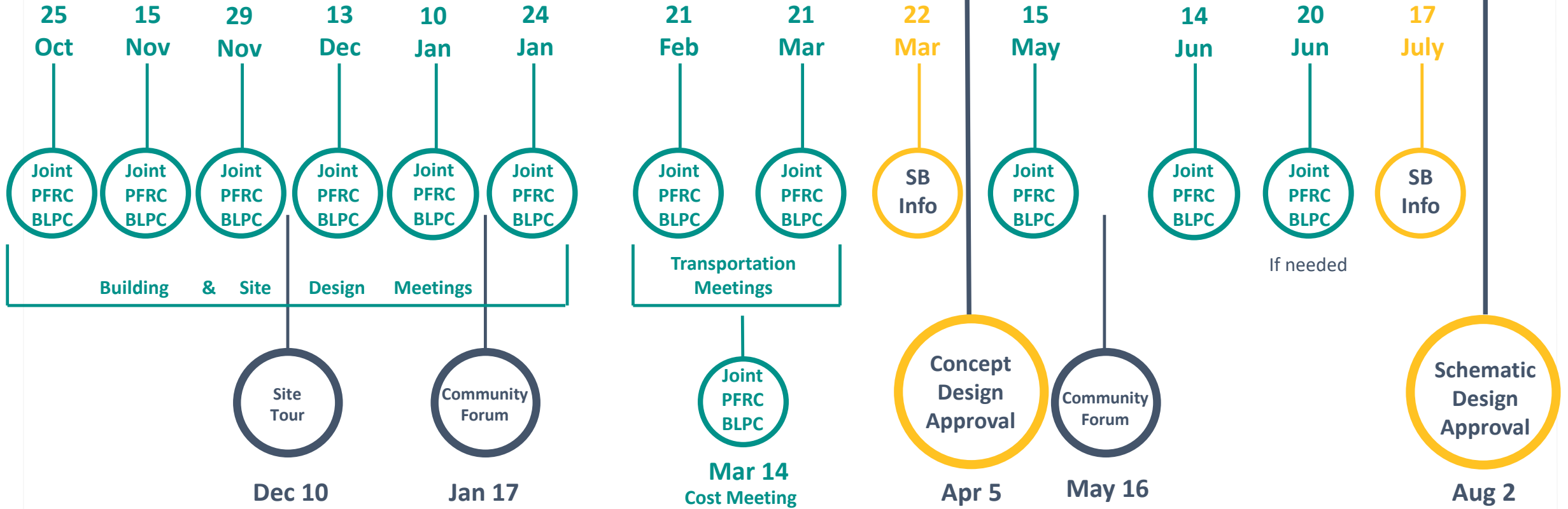
PROJECT PARAMETERS

1. Create a **new neighborhood elementary school** with an attendance zone
2. Support APS Strategic Plan Goals, specifically for **Healthy, Safe, and Supported Students**
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



Site Design

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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)

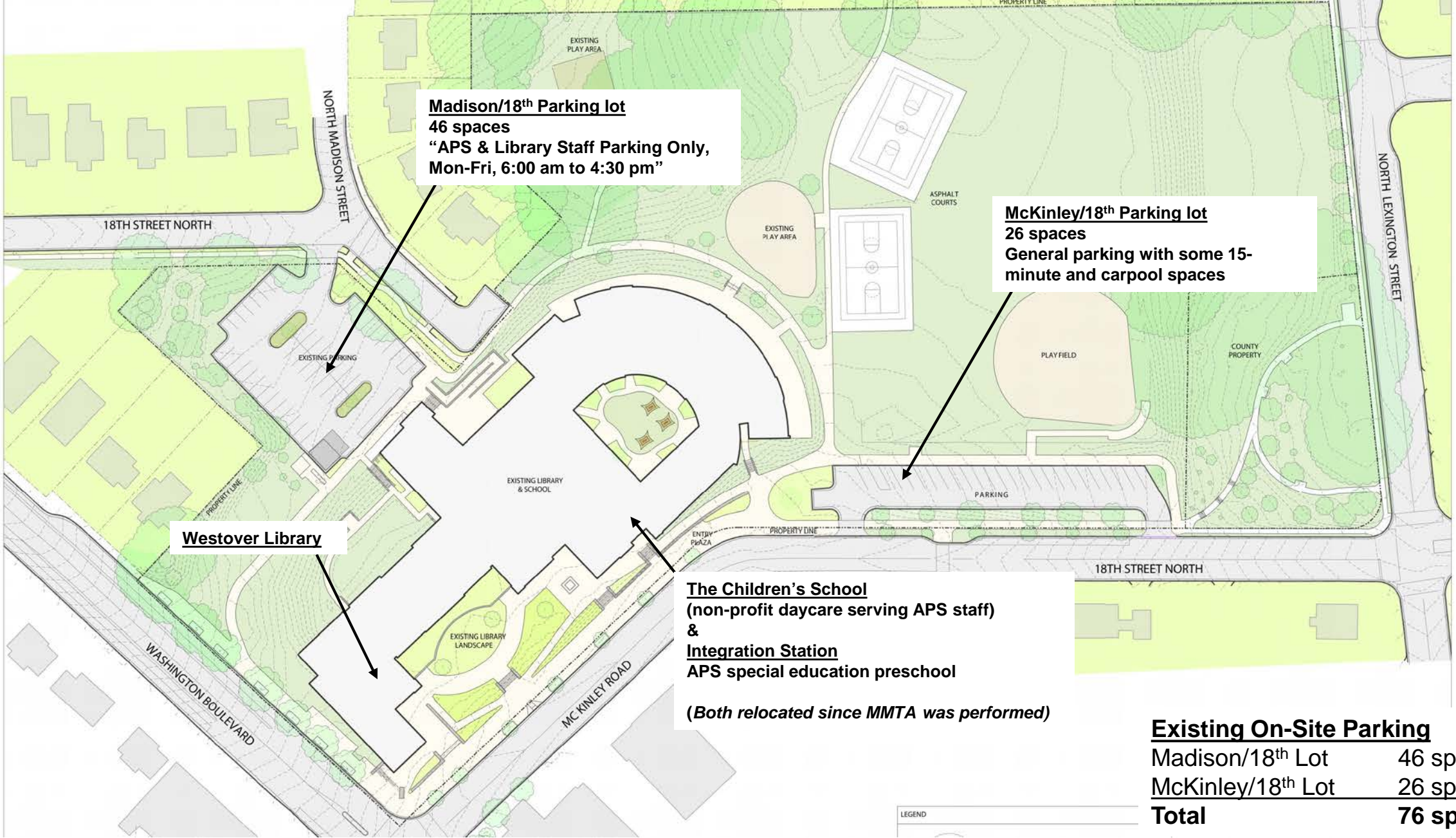
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Proposed Design

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





Madison/18th Parking lot
46 spaces
“APS & Library Staff Parking Only,
Mon-Fri, 6:00 am to 4:30 pm”

McKinley/18th Parking lot
26 spaces
General parking with some 15-
minute and carpool spaces

Westover Library

The Children’s School
(non-profit daycare serving APS staff)
&
Integration Station
APS special education preschool
(Both relocated since MMTA was performed)

Existing On-Site Parking	
Madison/18 th Lot	46 spaces
McKinley/18 th Lot	26 spaces
Total	76 spaces



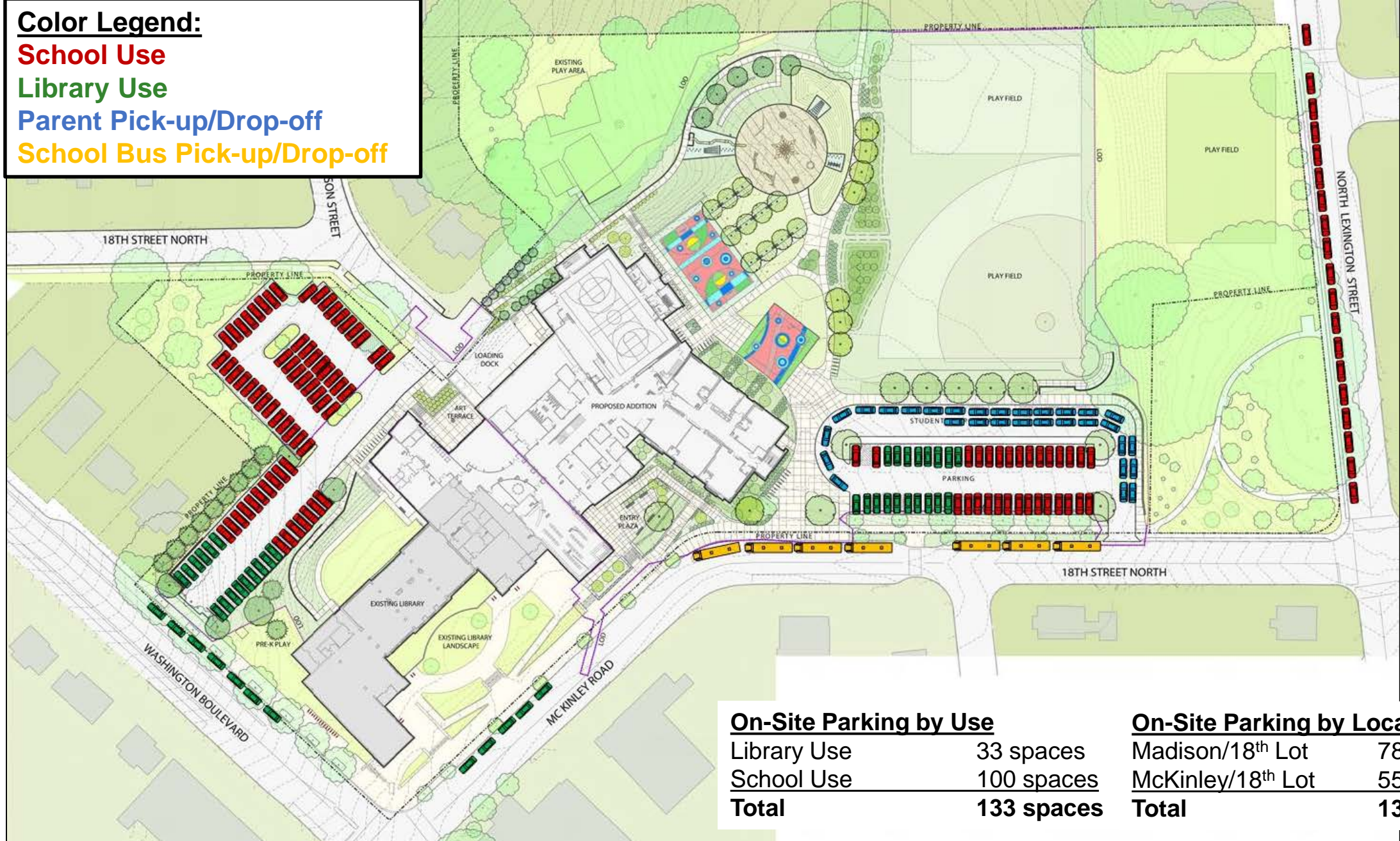
Color Legend:

School Use

Library Use

Parent Pick-up/Drop-off

School Bus Pick-up/Drop-off



On-Site Parking by Use

Library Use	33 spaces
School Use	100 spaces
Total	133 spaces

On-Site Parking by Location

Madison/18 th Lot	78 spaces
McKinley/18 th Lot	55 spaces
Total	133 spaces



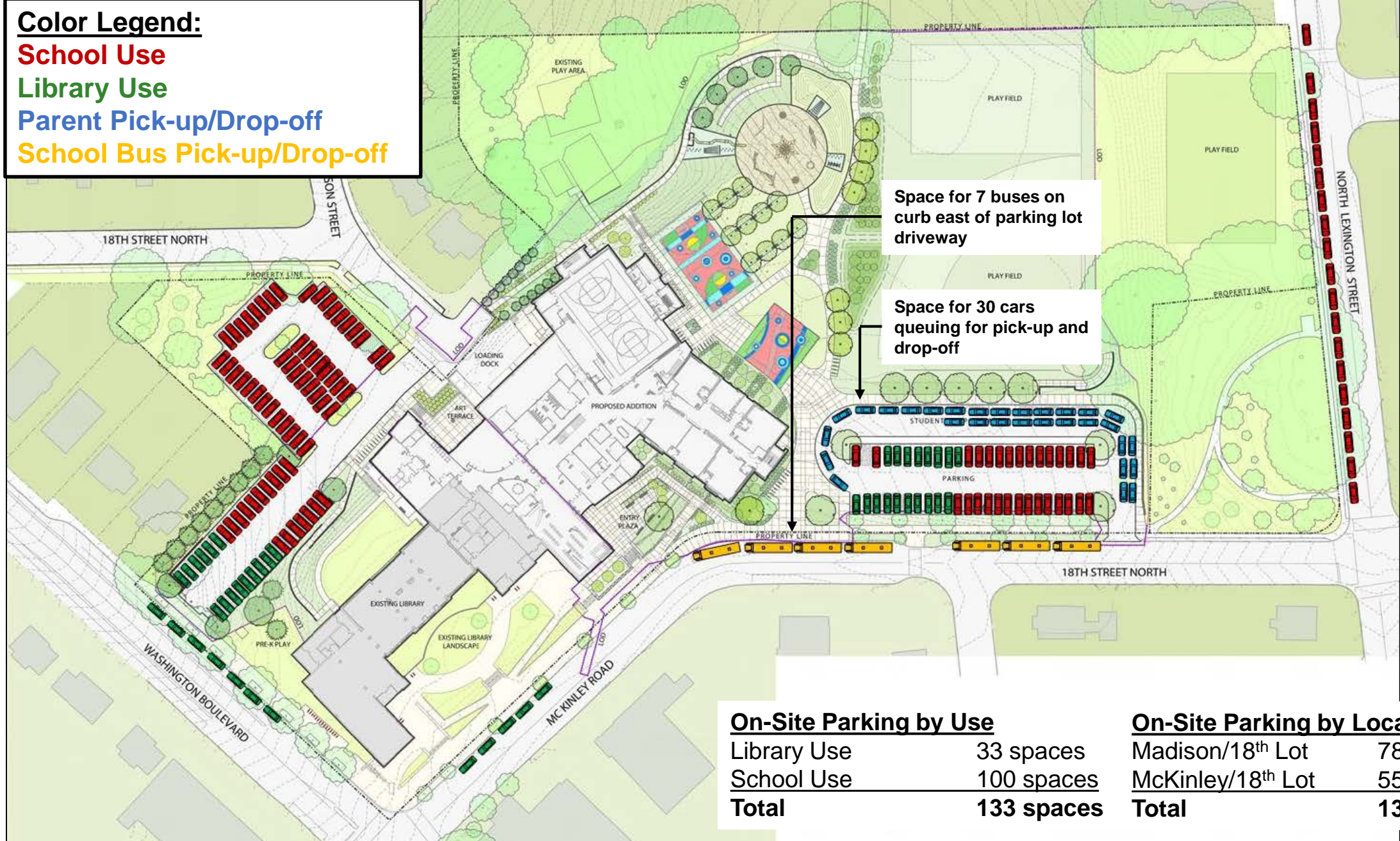
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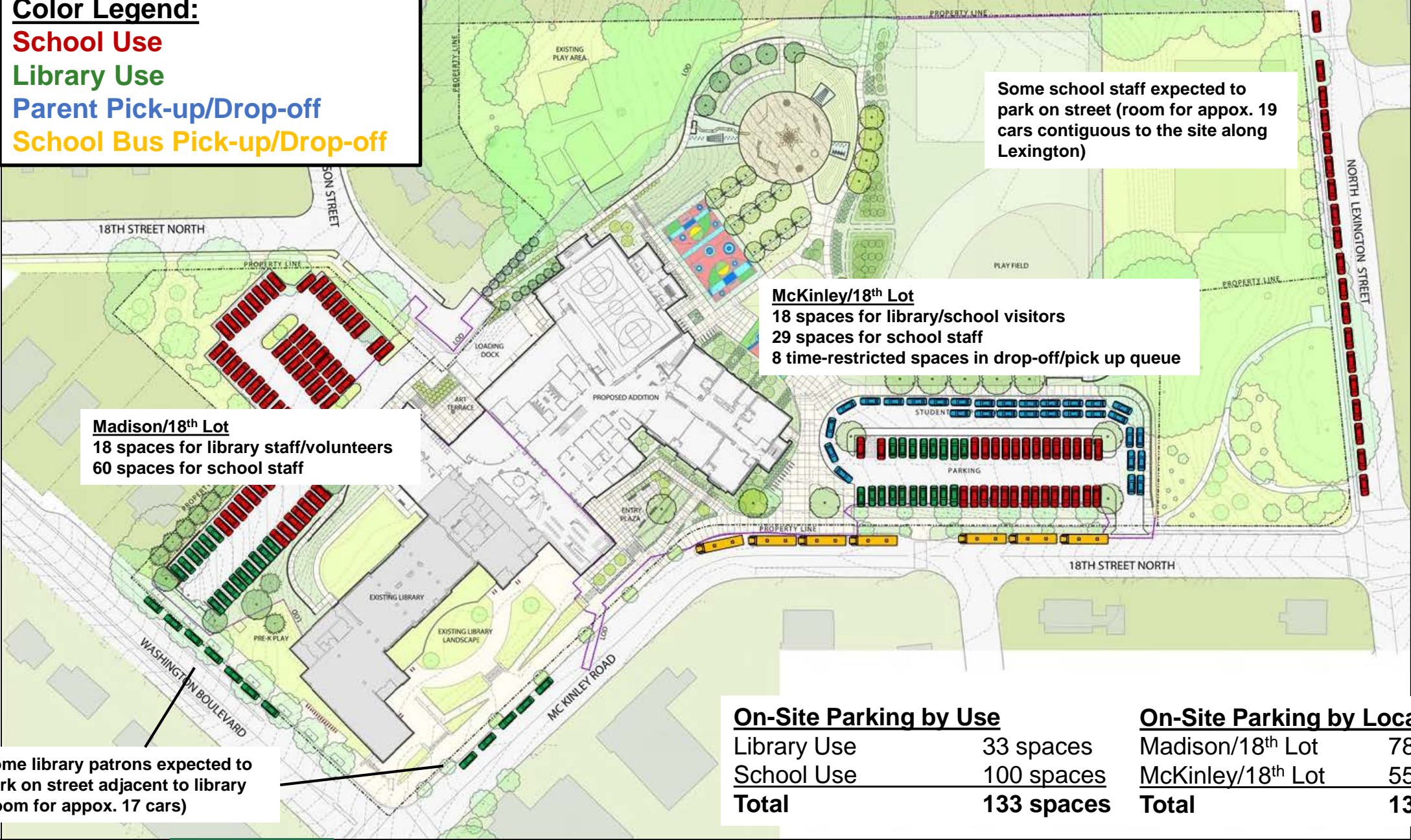
School Bus Pick-up/Drop-off

Some school staff expected to park on street (room for approx. 19 cars contiguous to the site along Lexington)

McKinley/18th Lot
 18 spaces for library/school visitors
 29 spaces for school staff
 8 time-restricted spaces in drop-off/pick up queue

Madison/18th Lot
 18 spaces for library staff/volunteers
 60 spaces for school staff

Some library patrons expected to park on street adjacent to library (room for approx. 17 cars)



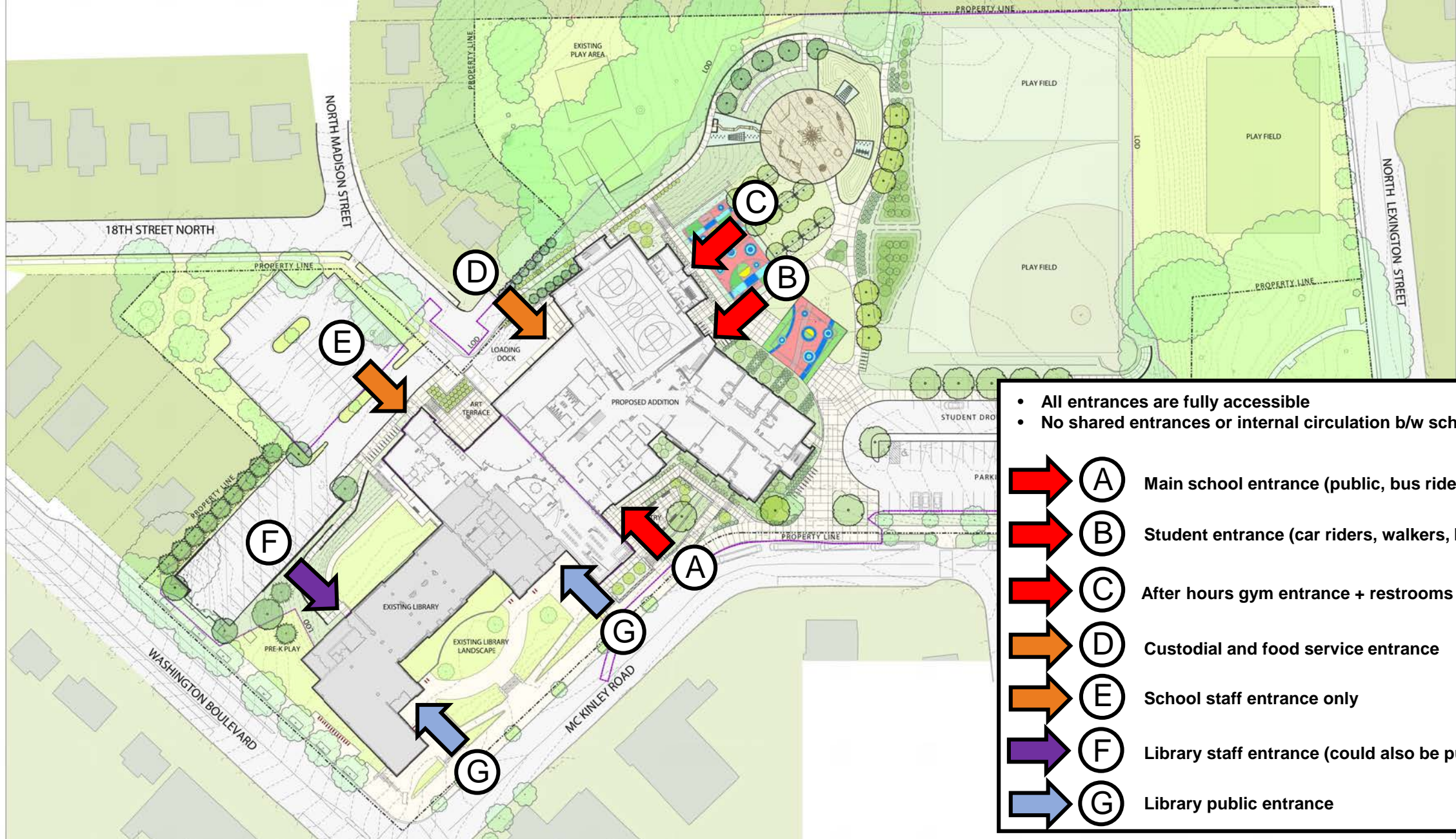
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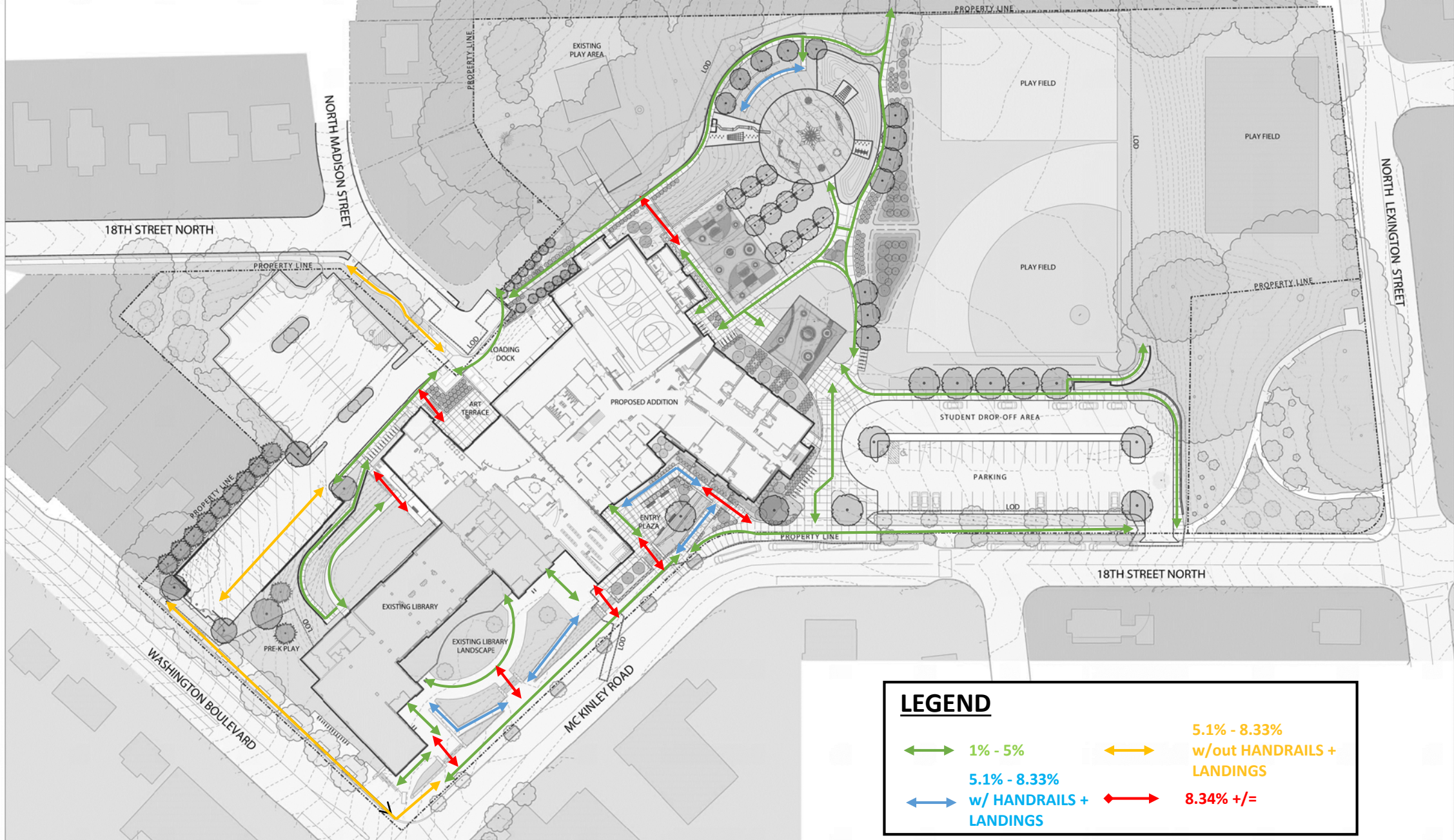
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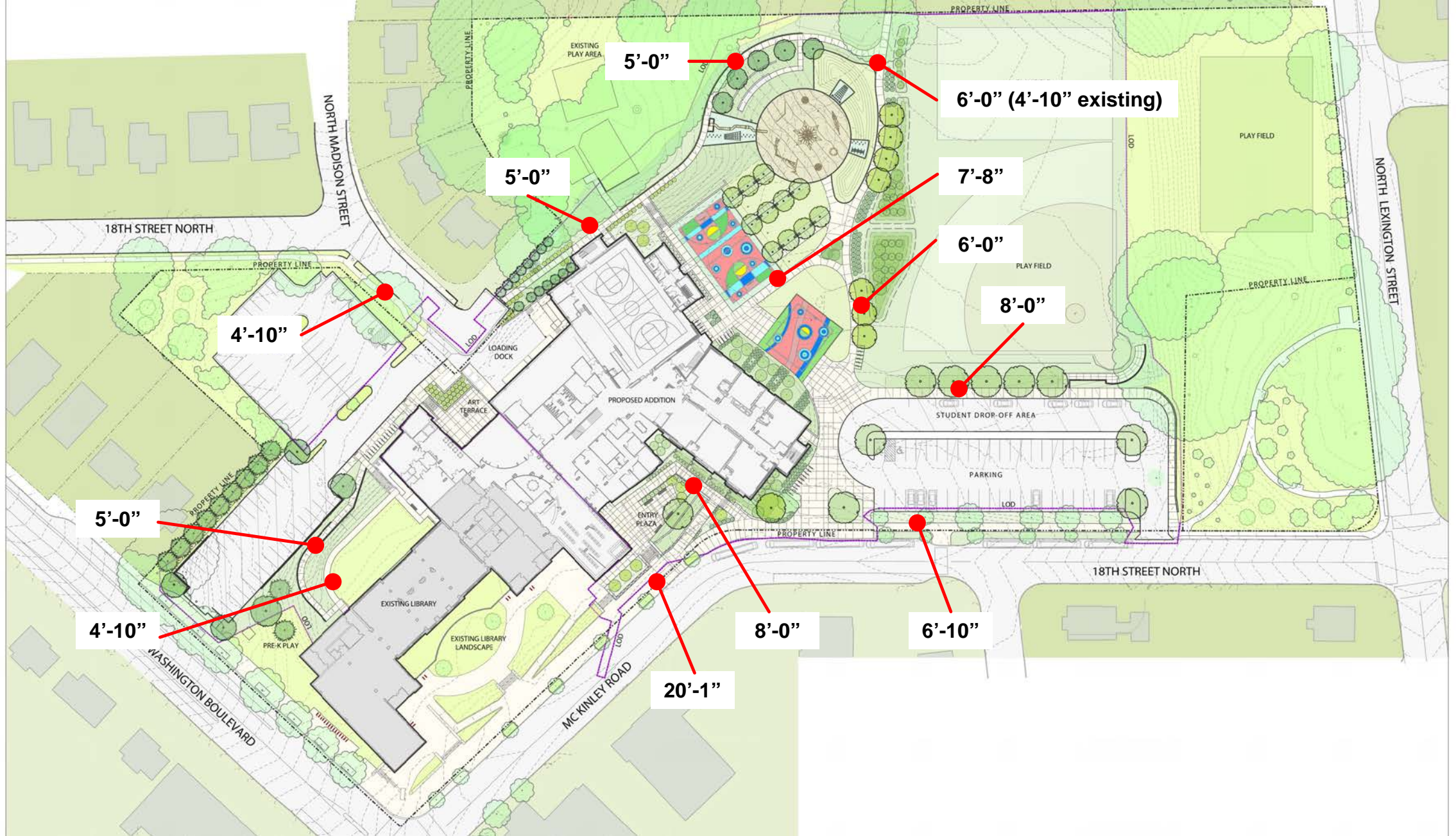


- All entrances are fully accessible
 - No shared entrances or internal circulation b/w school & library
- | | | |
|--|-----|--|
| | (A) | Main school entrance (public, bus riders, walkers) |
| | (B) | Student entrance (car riders, walkers, bikers) |
| | (C) | After hours gym entrance + restrooms for fields |
| | (D) | Custodial and food service entrance |
| | (E) | School staff entrance only |
| | (F) | Library staff entrance (could also be public) |
| | (G) | Library public entrance |



LEGEND

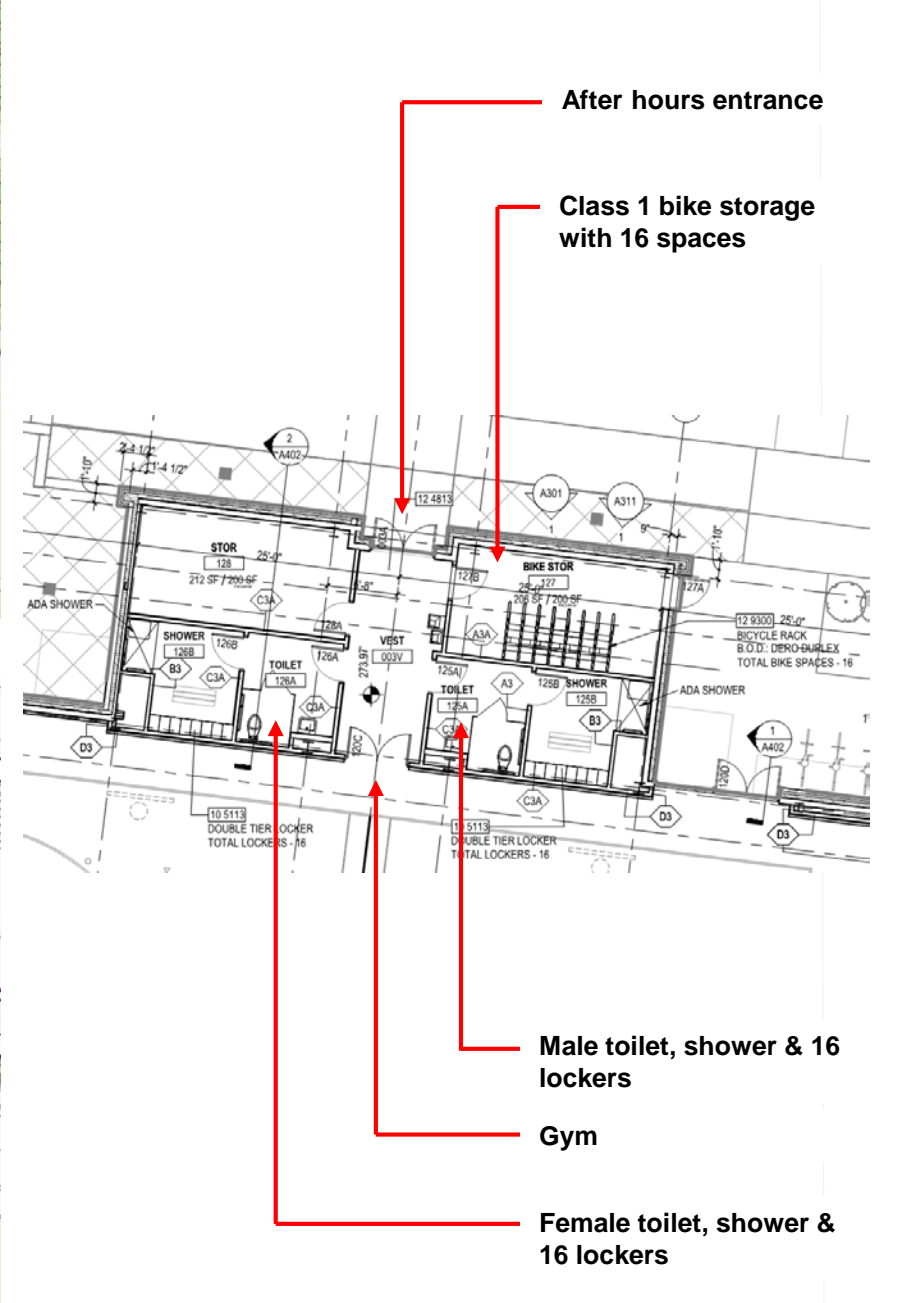
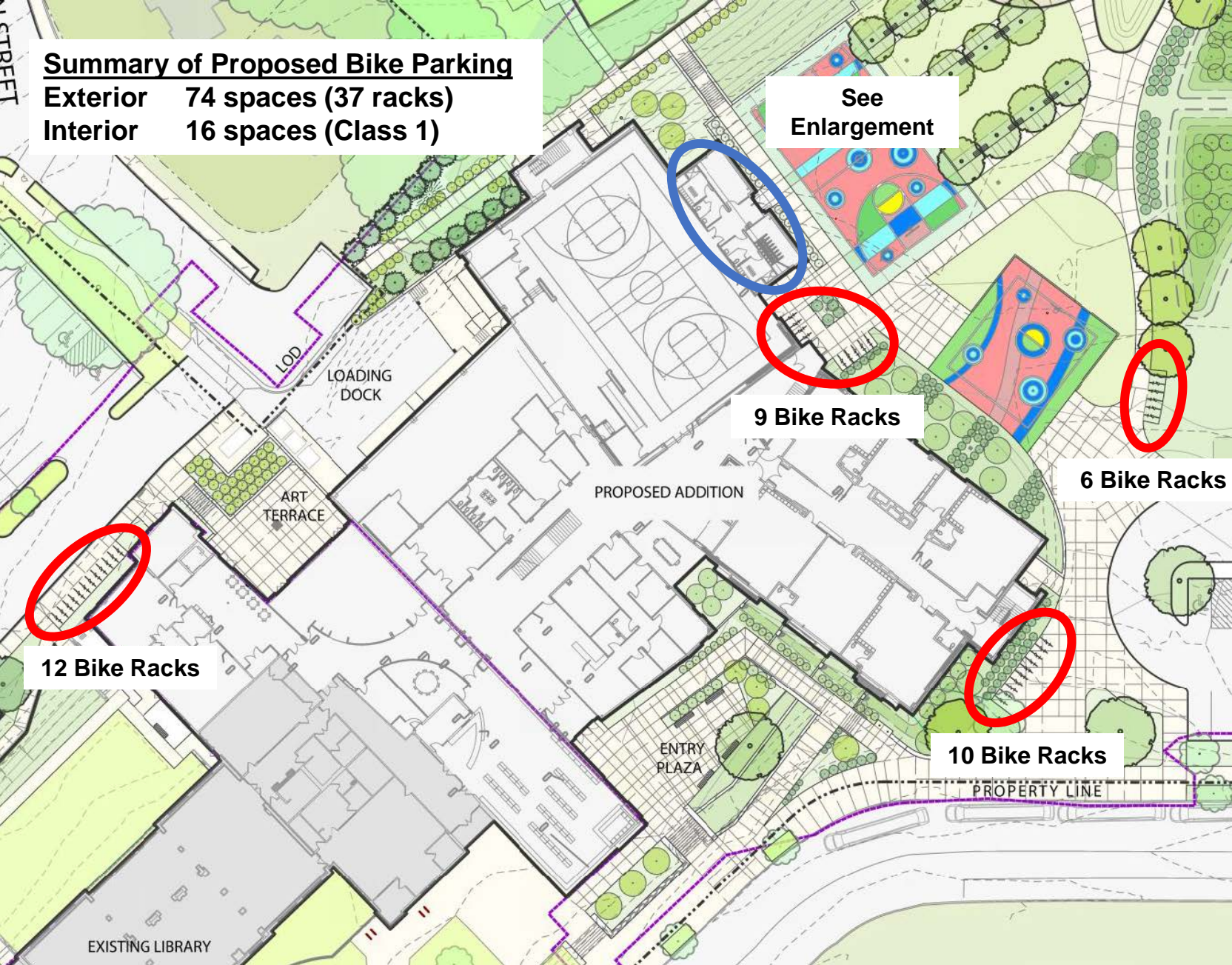
↔ (Green)	1% - 5%	↔ (Yellow)	5.1% - 8.33% w/out HANDRAILS + LANDINGS
↔ (Blue)	5.1% - 8.33% w/ HANDRAILS + LANDINGS	↔ (Red)	8.34% +/-

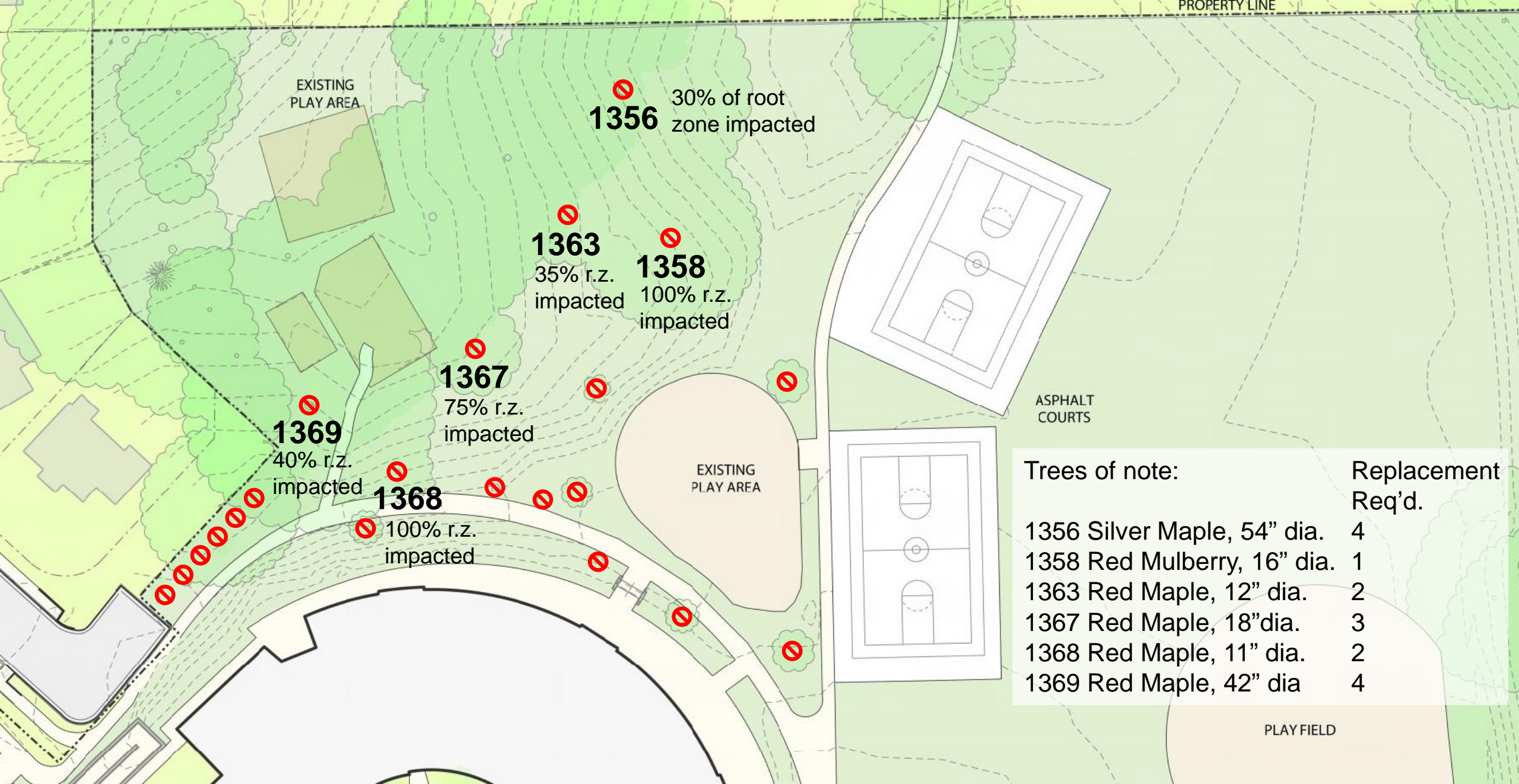


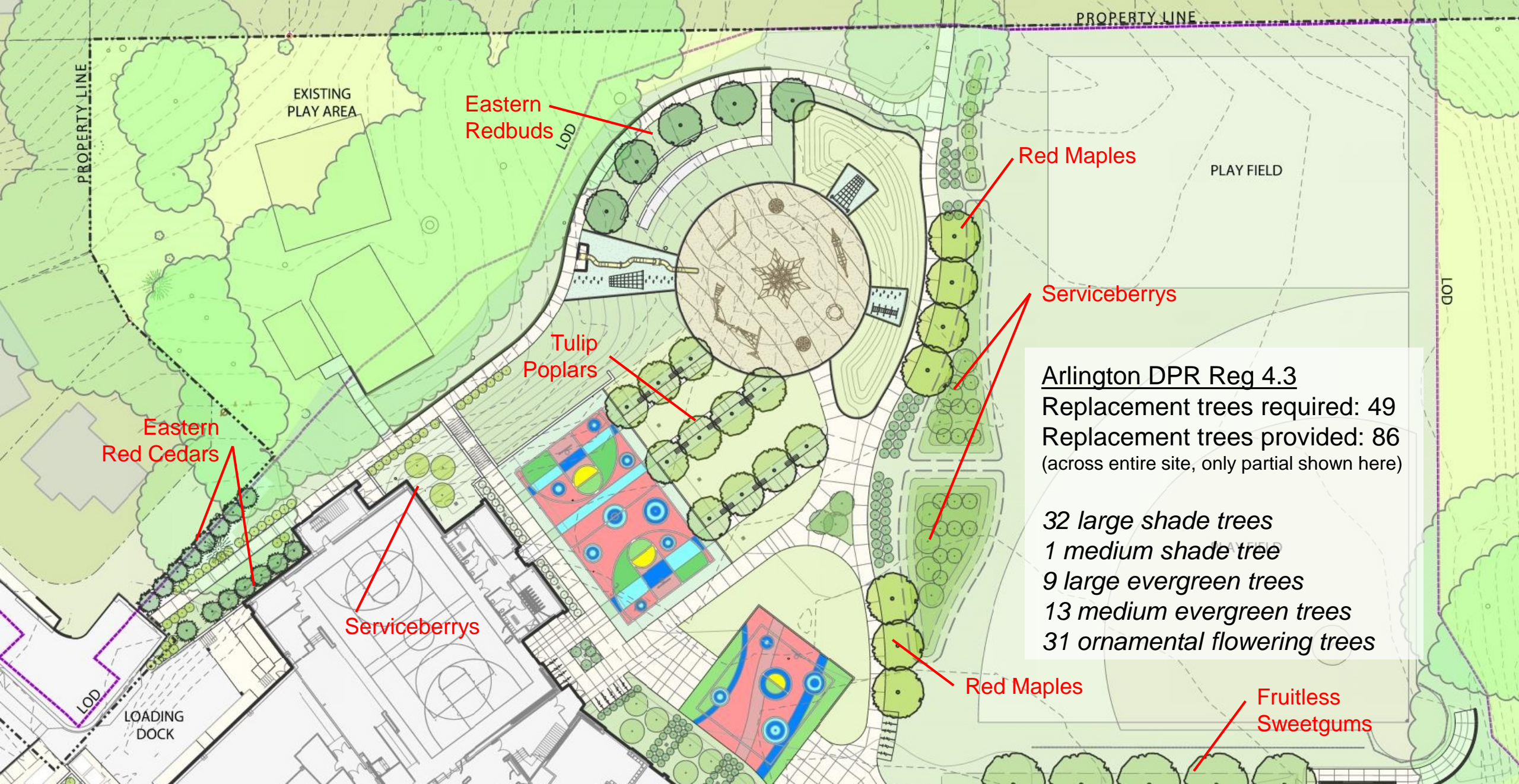
Summary of Proposed Bike Parking

Exterior 74 spaces (37 racks)

Interior 16 spaces (Class 1)







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

















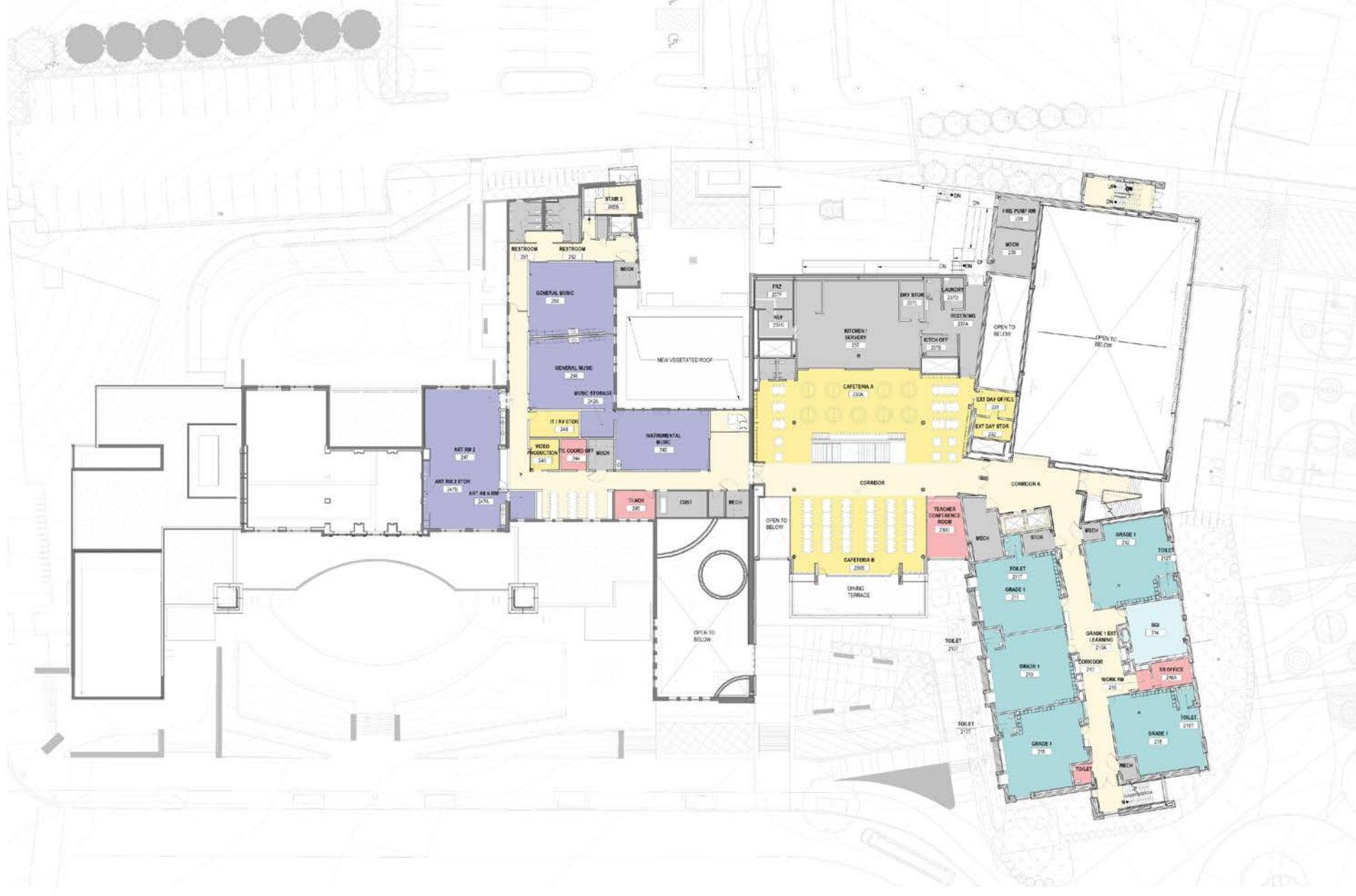
Building Design

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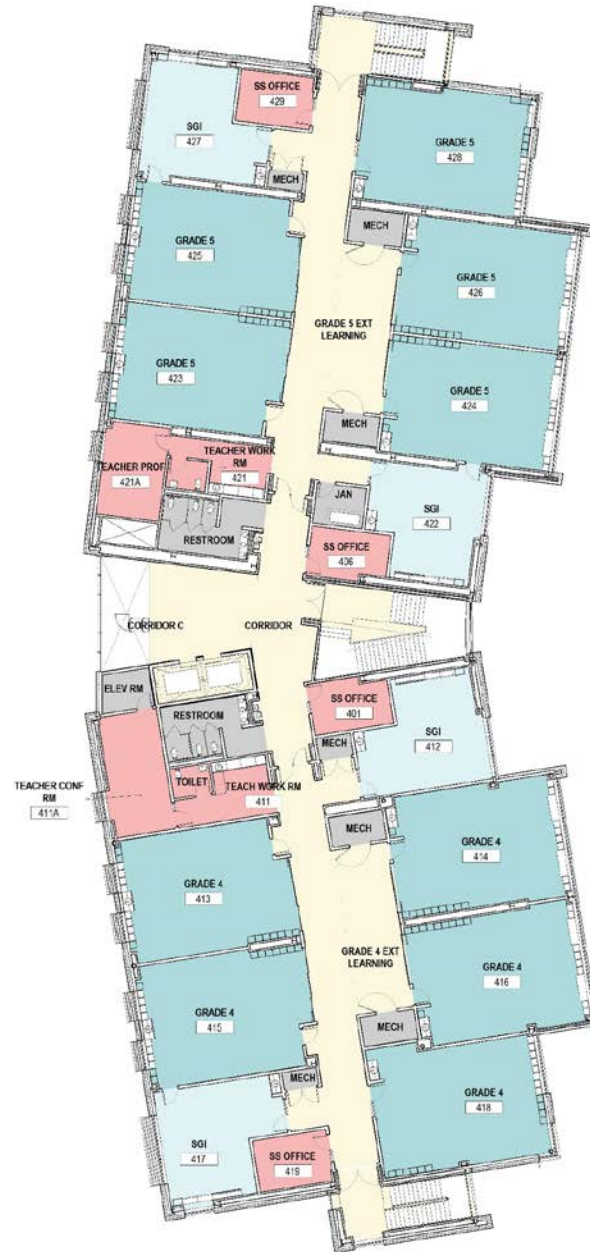




- CLASSROOM
- RESOURCE ROOM
- SHARED/PUBLIC (Dining, Library)
- PHYSICAL EDUCATION
- CORRIDOR / COMMONS
- SUPPORT
- ADMINISTRATION
- ARTS



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Construction

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CONSTRUCTION

September 2019: 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)



Sidewalk access to remain open during construction.

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

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: 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

CONTACTS

- 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/>

Questions?

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