

NEW ELEMENTARY SCHOOL

REED SITE, ARLINGTON PUBLIC SCHOOLS
ARLINGTON COUNTY BOARD PRESENTATION

U-3175-07-1 USE PERMIT AMENDMENT
NOVEMBER 17, 2018



VMDO



Gilbane

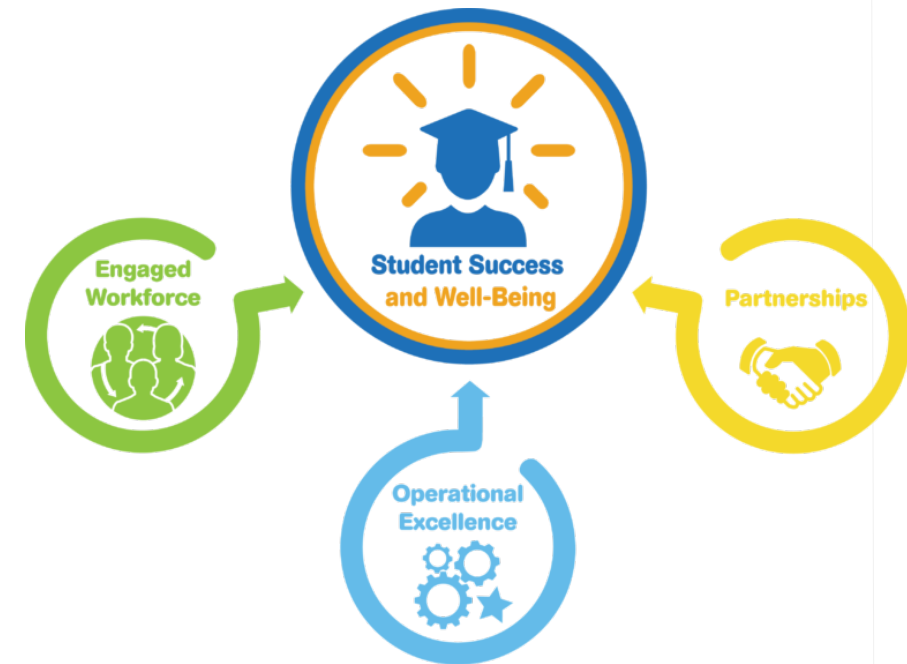


Overview



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.**



APS 2018-24 Strategic Plan

APS project website:

<https://www.apsva.us/design-and-construction/new-elementary-school-at-reed-building/>

SUMMARY OF PUBLIC ENGAGEMENT

- October 2017 Joint County/School Board work session kickoff
- 12 Joint BLPC/PFRC meetings
- 2 community forums and a site walk tour
- 6 County commission meetings
- 4 School Board meetings to review/approve concept and schematic design
- Additional discussions with:
 - Adjacent neighbors
 - Retail community
 - Westover Library
 - Westover Farmers Market



KEY CONSIDERATIONS AND INPUTS

- Maintain budget and schedule
- Enhance student safety and minimize vehicular impact
- Minimize footprint to preserve open space
- Preserve or enhance existing site amenities
- Improve pedestrian access and civic presence
- Provide adequate parking
- Continuity of operations for library and farmers market
- Minimize disruption to neighbors and local businesses
- Existing site topography and utilities



Site Design



EXISTING CONDITION

Topography

Vast majority of site drains to a single low point

30' drop in elevation from high to low (equivalent to 2 story bldg.)




Permeability

61% permeable
39% impermeable

Parking

72 on-site spots

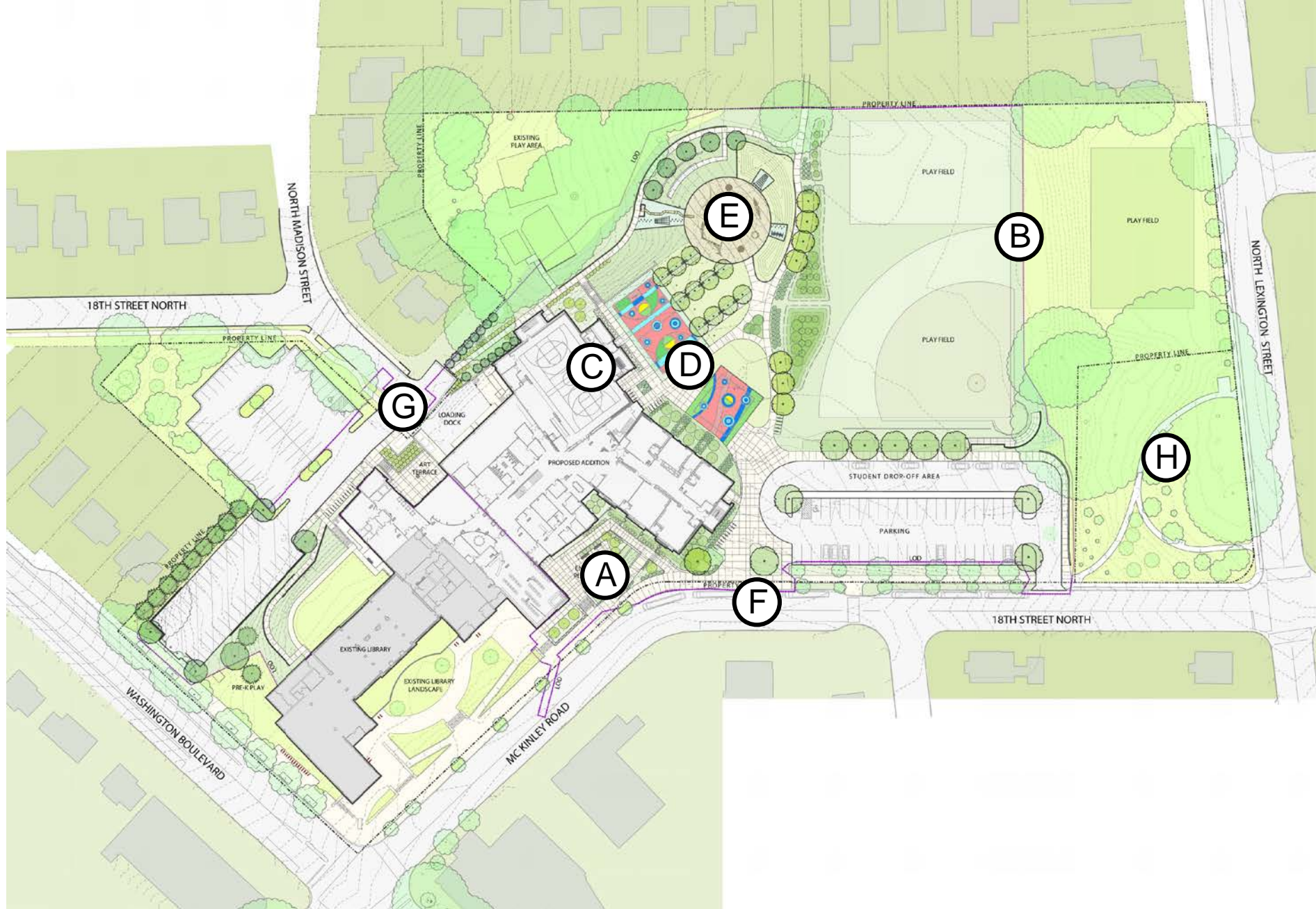
Utility key

-  Easement
-  Storm Sewer
-  Overhead Powerline



SITE PLAN

- Ⓐ Universally accessible and prominent civic entrance courtyard
- Ⓑ Preserves field and open space
- Ⓒ After-hours restrooms adjacent to fields
- Ⓓ New exterior courts and fire access lane
- Ⓔ New playground
- Ⓕ Removes existing curb cut on McKinley/18th St
- Ⓖ Relocates parking lot entrance
- Ⓗ No work on County property
 - Trees: 159 – preserved
37 – removed
86 – replaced
(exceeds the 49 required)
 - Increases impervious area by **only 6%**



SITE PLAN

Meets MMTA recommendations








- Minimum of 124 off-street parking spaces on-site
- (A) Madison/18th Lot for library/school staff
 - (B) McKinley/18th Lot for visitors and some school staff
 - (C) Room for 7 school buses to load/unload
 - (D) Off-street student drop-off/pick-up area that can accommodate 30 total cars in queue
 - (E) Adequate bicycle parking for staff and students, with student parking located on multiple sides of the building

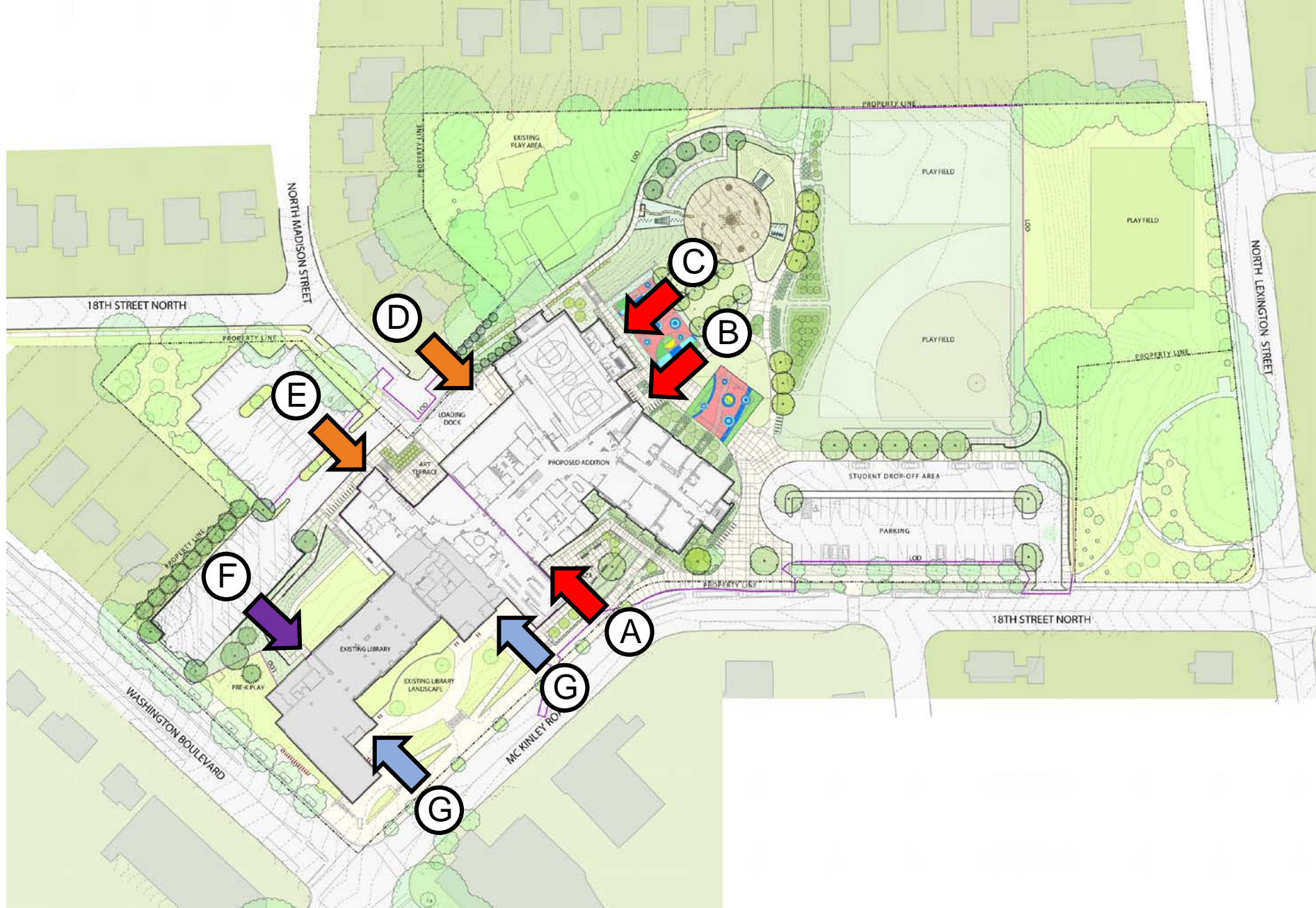


On-Site Parking by Location	
Madison/18 th Lot	78 spaces
McKinley/18 th Lot	55 spaces
Total	133 spaces

SITE PLAN

- All entrances are fully accessible
- Public entrances oriented to McKinley/18th St
- No shared entrances or internal circulation between school & library

-  (A) Main school entrance (public, bus riders, walkers)
-  (B) Student entrance (car riders, walkers, bikers)
-  (C) After hours gym entrance and 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



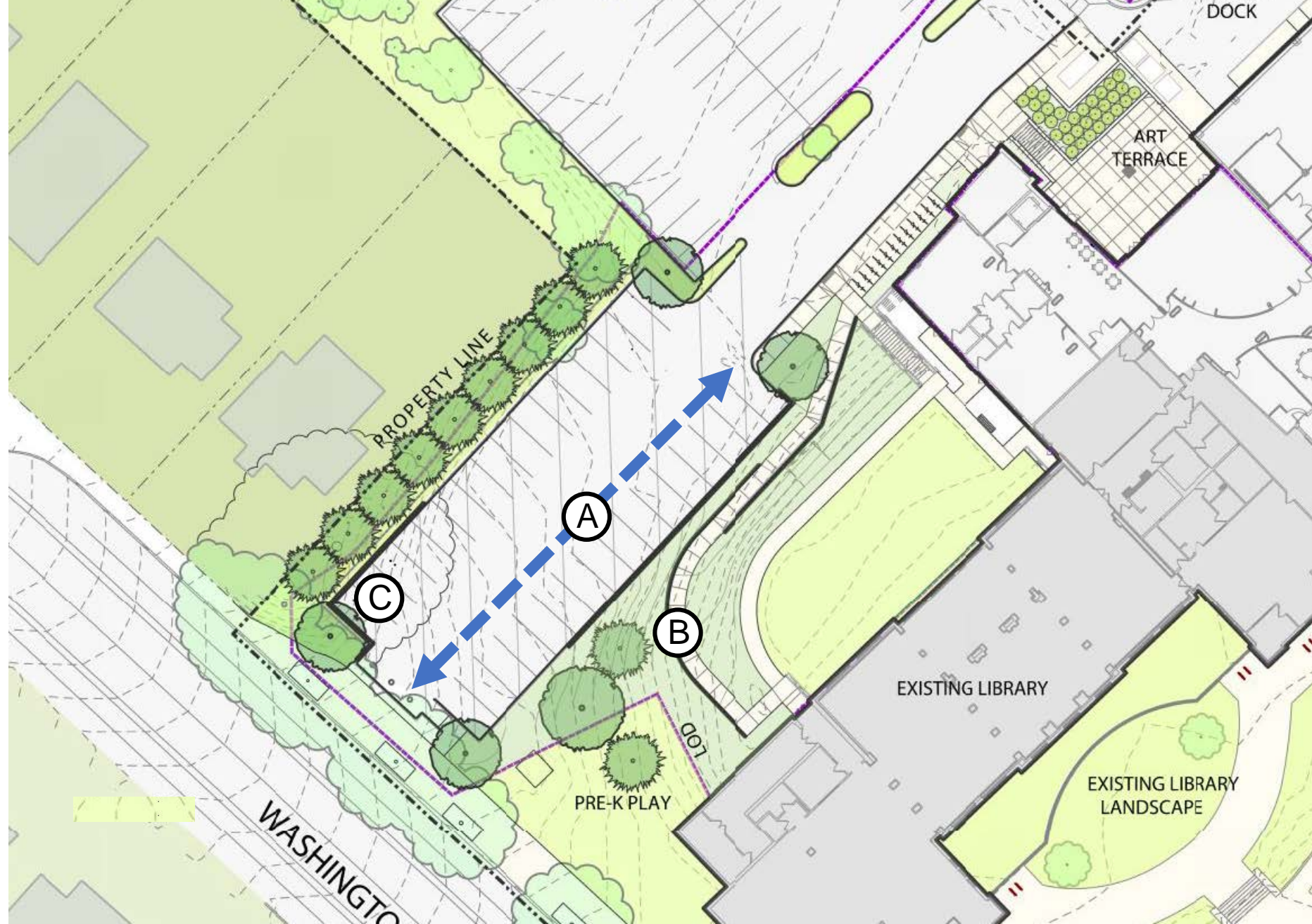
EXISTING CONDITION

- (A)** Existing sidewalk connection to Washington Blvd. Non-accessible slope of over 8.3%. Grades get steeper closer to Washington Blvd.
- (B)** Existing non-accessible sidewalk to library entrance.



ORIGINAL SITE PLAN

- (A)** Parking lot expansion (32 new spaces). Pedestrian connection to Washington Blvd. through a marked path in the parking lot. Due to the slope of the parking lot the route is not accessible.
- (B)** Accessible path to library entrance.
- (C)** Significant retaining wall and regrading required in this area.



PROPOSED SITE PLAN REVISION

- Transportation and Planning Commissions requested a separate accessible pedestrian connection to Washington Blvd.
- Revised plan reduces proposed parking in order to add the sidewalk at no increase to project cost.

- Ⓐ Parking lot expansion (23 new spaces), 9 spaces less than original design.
- Ⓑ Accessible path to library entrance.
- Ⓒ Separate accessible path to Washington Blvd.
- Ⓓ Reducing the parking lot increases amount of open space.

Revised On-Site Parking by Location

Madison/18th Lot 69 spaces

McKinley/18th Lot 55 spaces

Total 124 spaces*

*Minimum recommended in MMTA

















Building Design



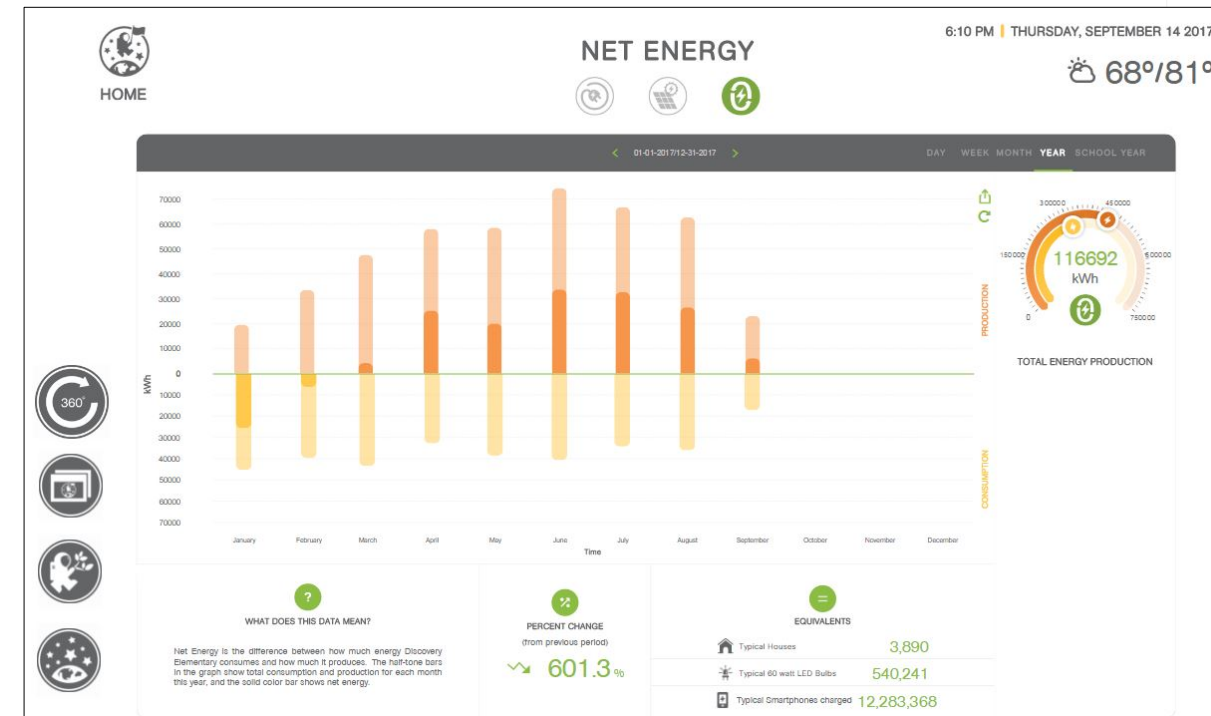
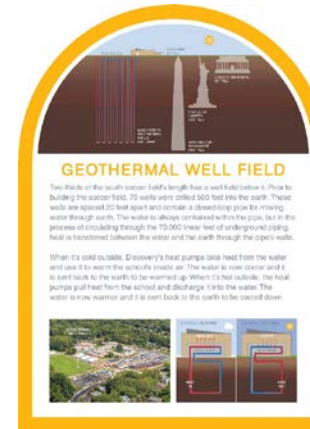
BUILDING DESIGN PRINCIPLES

- **Agility and Adaptability**
Create spaces which are agile in day to day use, while being adaptable to future changes in program and learning methods
- **Safety and Security**
Promote safety through a design which enriches learning and emphasizes transparency and community
- **Universal Design**
Spaces should be accessible, understood, and useful for all
- **Sustainability**
Integrate learning, design, sustainability, and environmental stewardship so that it supports and enhances student learning and student success



SUSTAINABILITY FEATURES

- Expected maximum **Energy Use Intensity (EUI) of 21** (avg. EUI for APS elementary schools is 62)
- **High performance standards** for insulation, airtightness, equipment efficiency, and maintainability
- Designed to achieve a minimum of **LEED Silver** certification
- **Zero-Energy ready** with an option for solar photovoltaic panels provided through a Solar Power Purchase Agreement (PPA)
- **Energy dashboard** and **building graphics** will support student engagement and culture of environmental responsibility

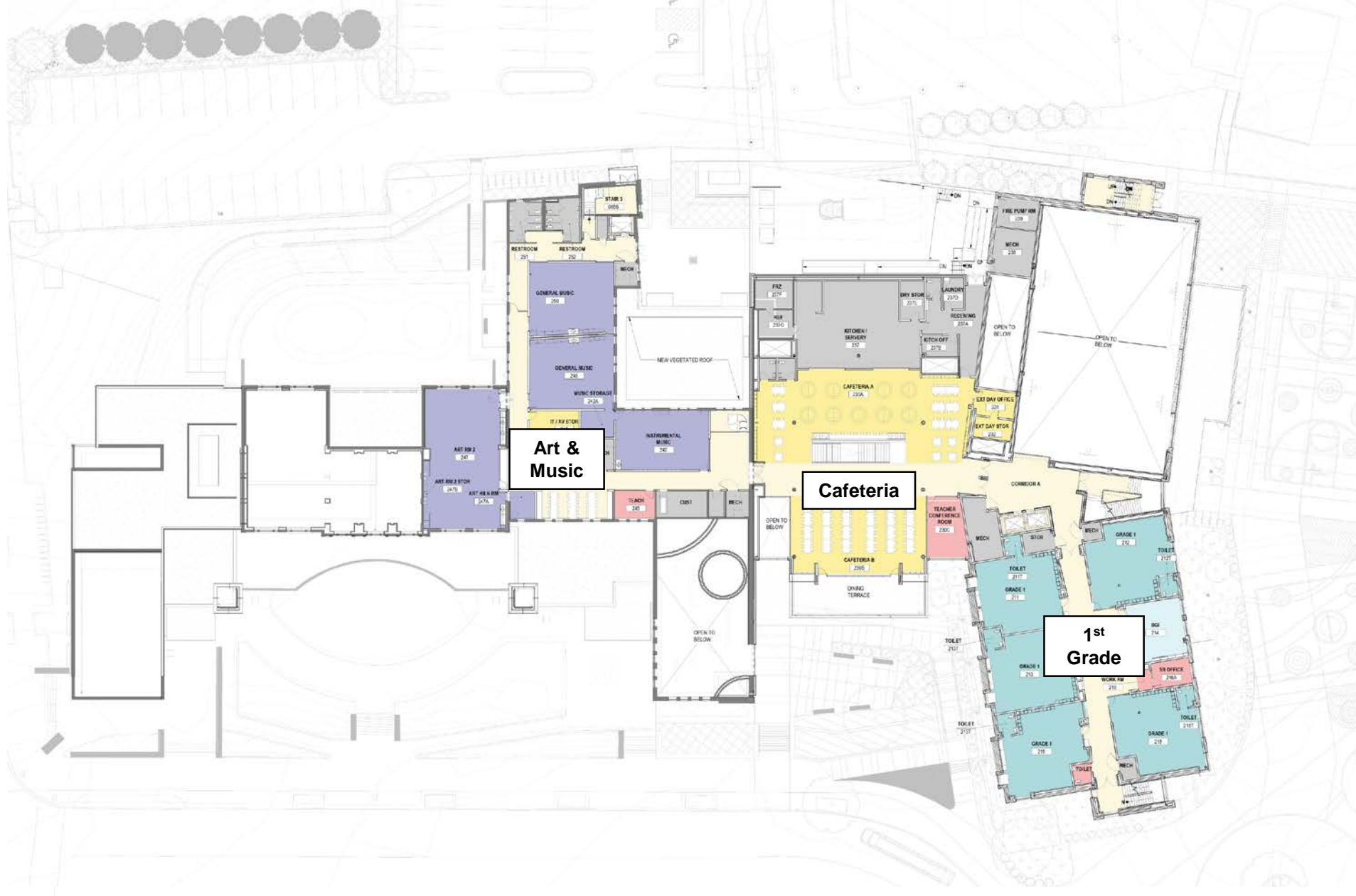




- CLASSROOM
- RESOURCE ROOM
- SHARED/PUBLIC (Dining, Library)
- PHYSICAL EDUCATION
- CORRIDOR / COMMONS
- SUPPORT
- ADMINISTRATION
- ARTS

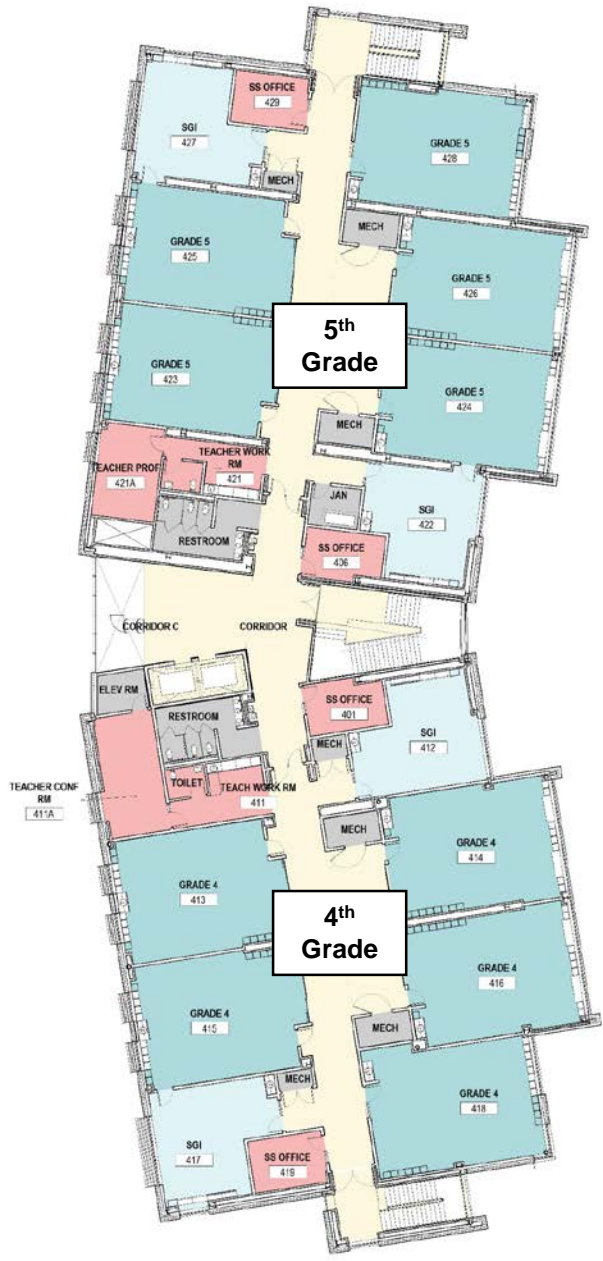
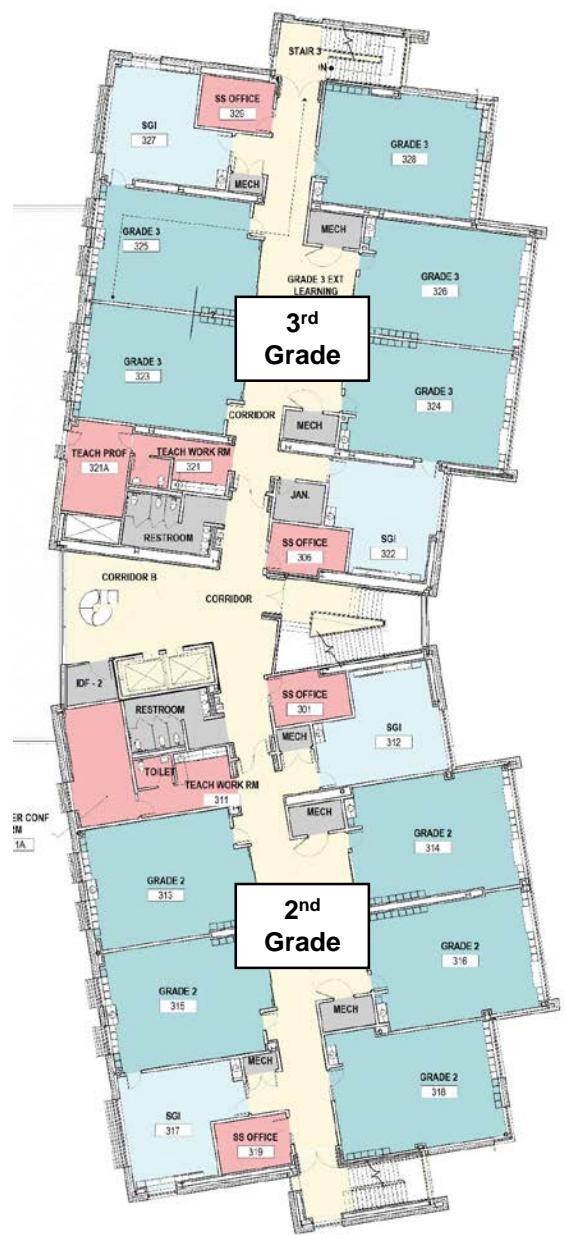






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Construction



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

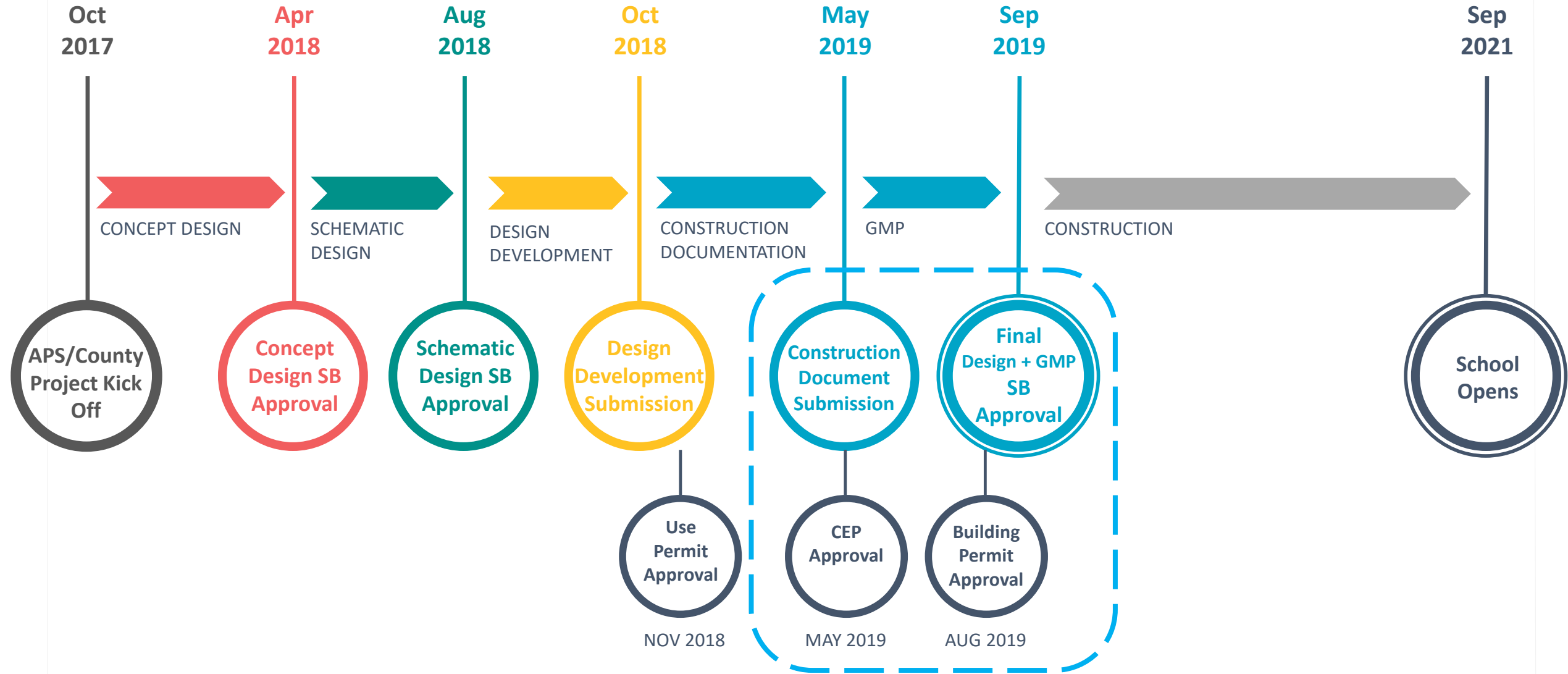
Gate

Sidewalk access to remain open during construction.

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

Next Steps





Thank You



VMDO



Gilbane

