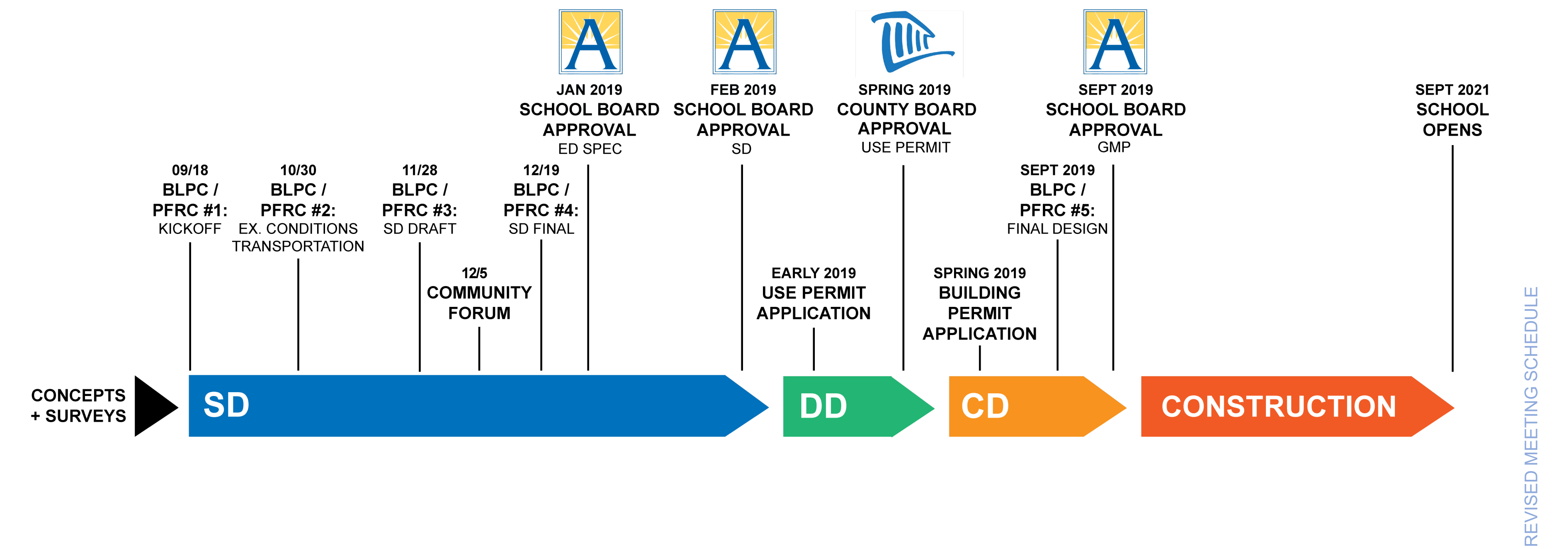


## Project Parameters

- Project included in the FY2019-28 Capital Improvement Plan (CIP)
- Renovate the Education Center to both increase the capacity of Washington-Lee initially, and later to adapt to possible future instructional and grade level changes
- Support APS Strategic Plan Goals, specifically for Healthy, Safe, and Supported Students
- Address capacity by providing 500-600 high school seats
- Open by start of school 2021
- Spend a maximum project cost of \$37 million, using every effort to spend less

COMMITTEE ROLES OF BLPC/PFRC

## Project Timeline

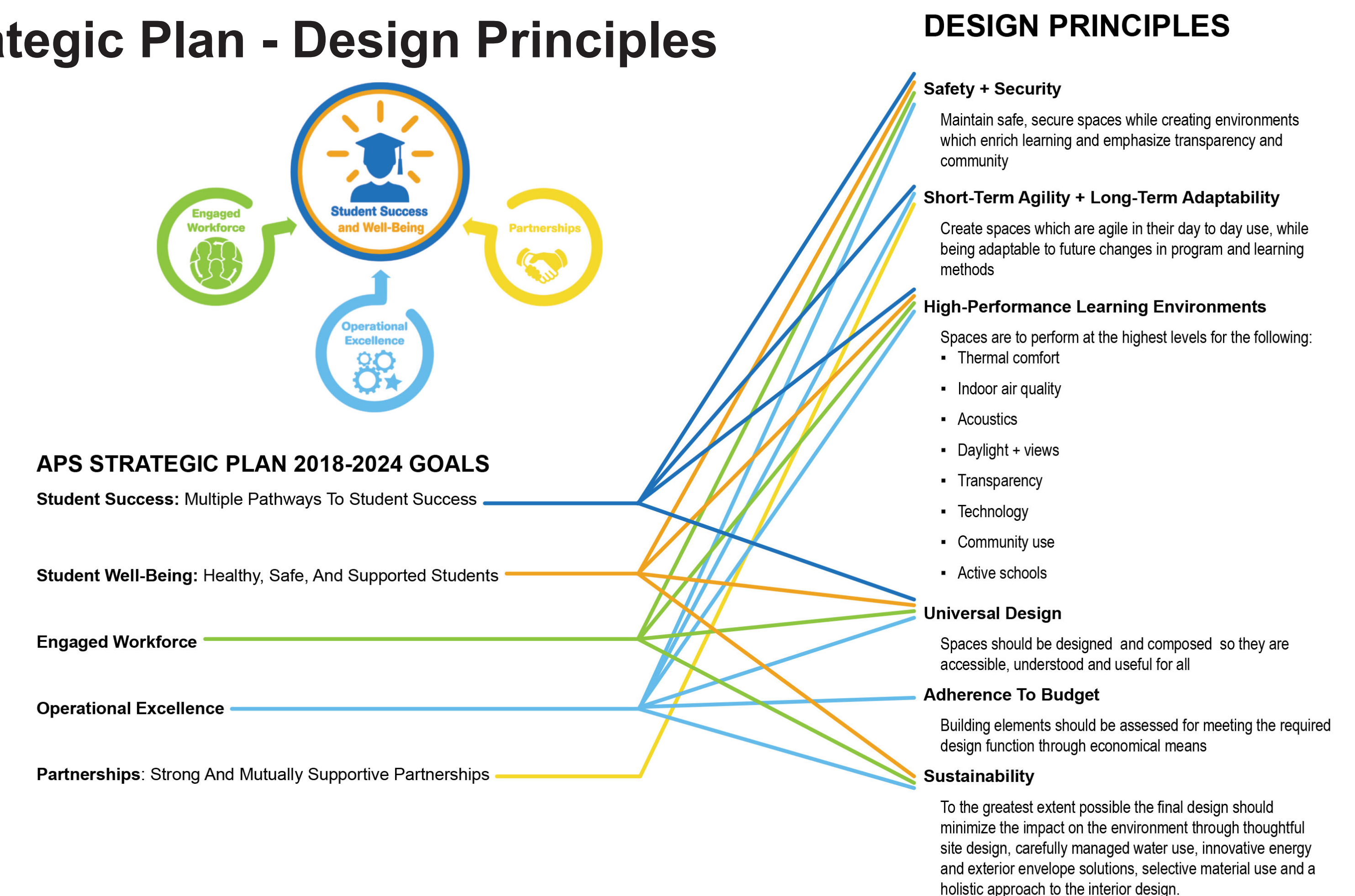


## Adjourn

1. As a reminder the APS Project Manager is:  
**Steve Stricker**  
(703) 228-7749  
[steven.stricker@apsva.us](mailto:steven.stricker@apsva.us)
2. Public meeting dates and past presentations are posted on the APS project website:  
<https://www.apsva.us/education-center-reuse/>
3. To provide feedback and/or comments to APS use: [engage@apsva.us](mailto:engage@apsva.us)

NEXT STEPS + ADJOURN

## APS Strategic Plan - Design Principles



IMAGES ARE HIGHLIGHTS FROM BLPC/PFRC MEETING #3 UNLESS NOTED OTHERWISE

## What we heard last meeting

Need to maintain visitor parking for the pool

Speeding concerns on N Quincy Street

Cut-through traffic on 13th and 14th to N Quincy St

Pedestrian crossing challenges  
N Quincy St at 13th and 14<sup>th</sup>

Southbound left turns from N Quincy Street  
onto Washington Blvd

Parking management in the garage (policies,  
pricing)

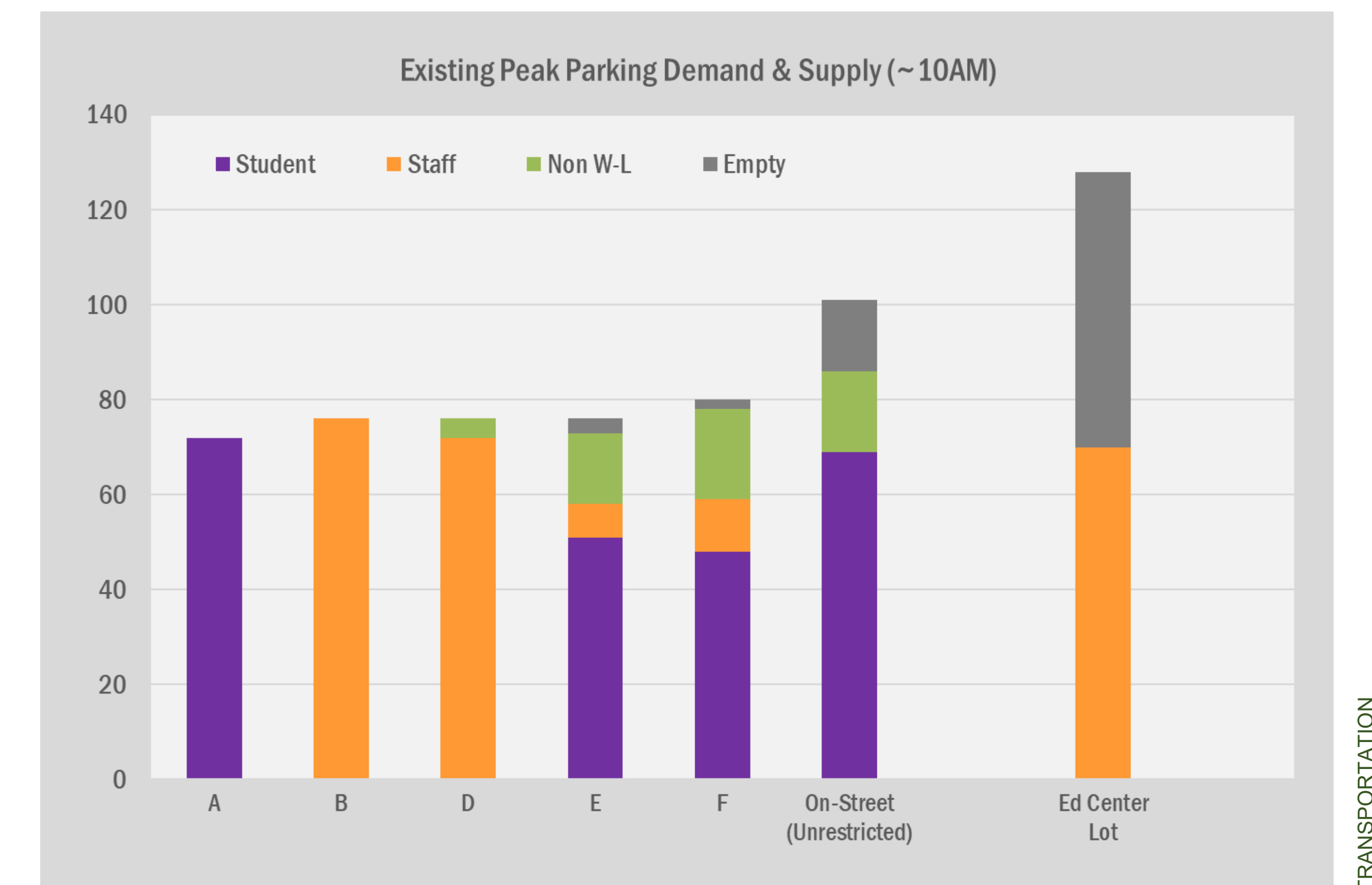


TRANSPORTATION

## Parking Recommendations

Open 70 spaces in the  
Ed Center lot

Explore ways to  
decrease parking on site  
even further through  
demand management



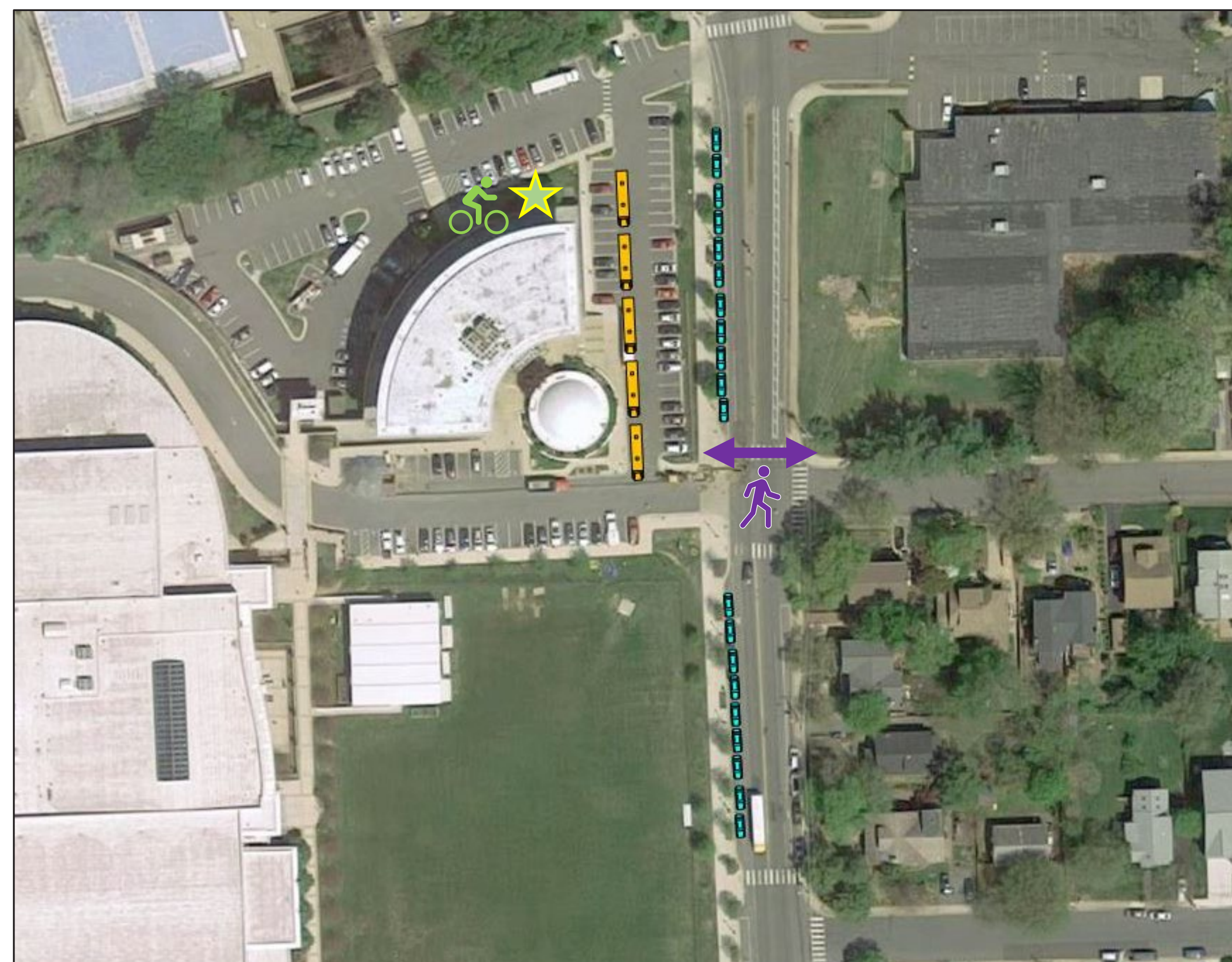
TRANSPORTATION

## Summary of Concerns

(1) General level of  
activity on N Quincy  
Street & conflicts between  
modes

(2) Pedestrian crossings  
of N Quincy St

(3) Long delays for side  
street traffic



TRANSPORTATION

## Summary of Recommendations

### Visitor Parking

- Keep mostly the same, but explore adding more near W-L front door.

### Staff/Student Parking

- Reopen 70 of the existing 128 parking spaces in the Ed Center lot
- Explore ways to further reduce parking demand

### Bicycle Parking

- Add bicycle parking on N Quincy St side of campus
- Explore sheltered bike parking
- Explore improvements to staff bike parking and amenities

### Student drop-off/pick-up

- Add second designated area on N Quincy Street side, where metered parking is today
- Make drop-off/pick-up area available for visitors outside of arrival/dismissal times (e.g. 2-hour parking outside of arrival/dismissal times)

### Bus loading/unloading

- Add 5 more spaces for bus activity in Ed Center lot

### Traffic Operations

- Select a recommended pedestrian crossing treatment
- Use arrival/dismissal procedures with APS staff on sidewalk to enforce procedures

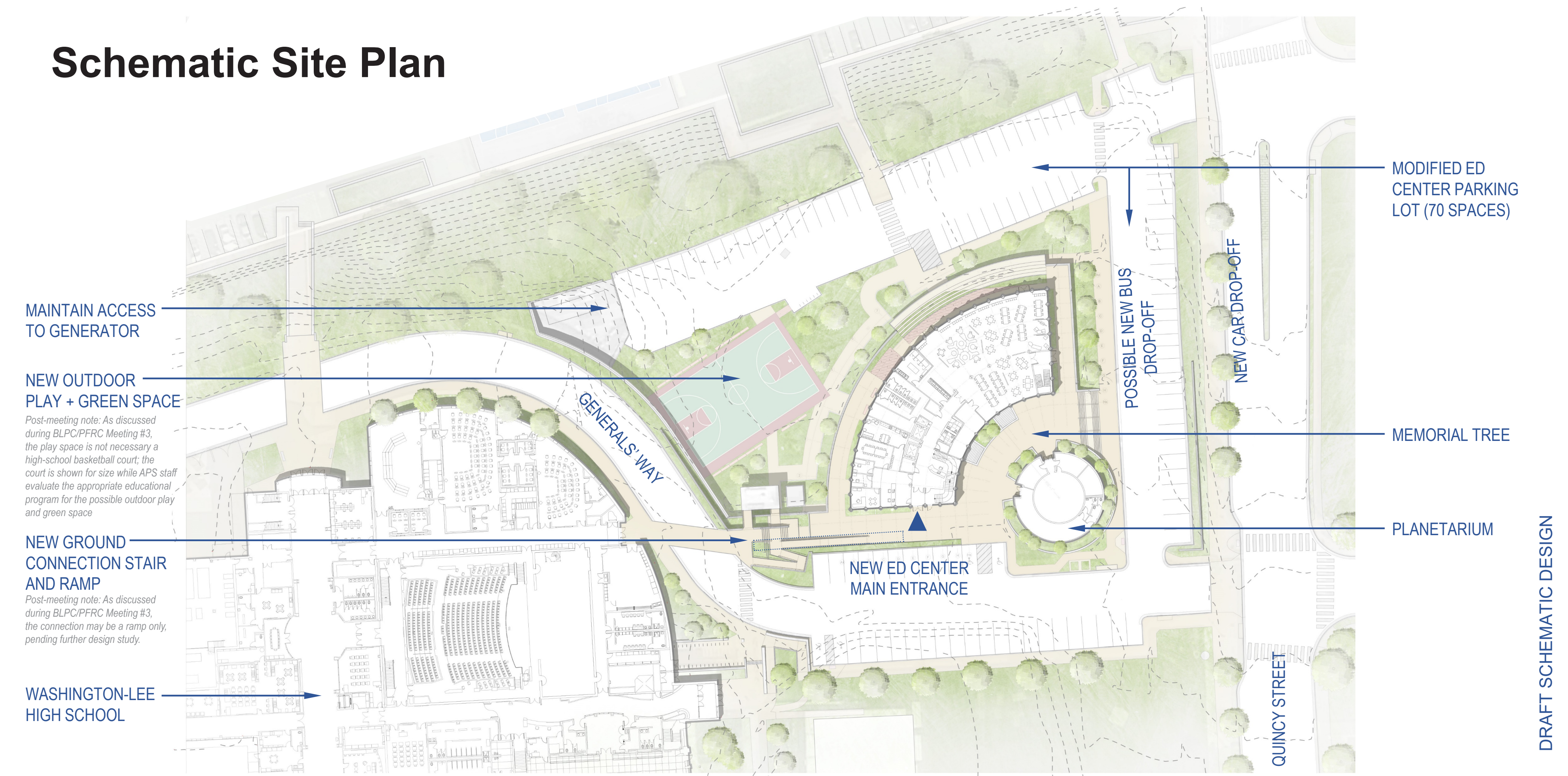
TRANSPORTATION

## Existing Campus



DRAFT SCHEMATIC DESIGN

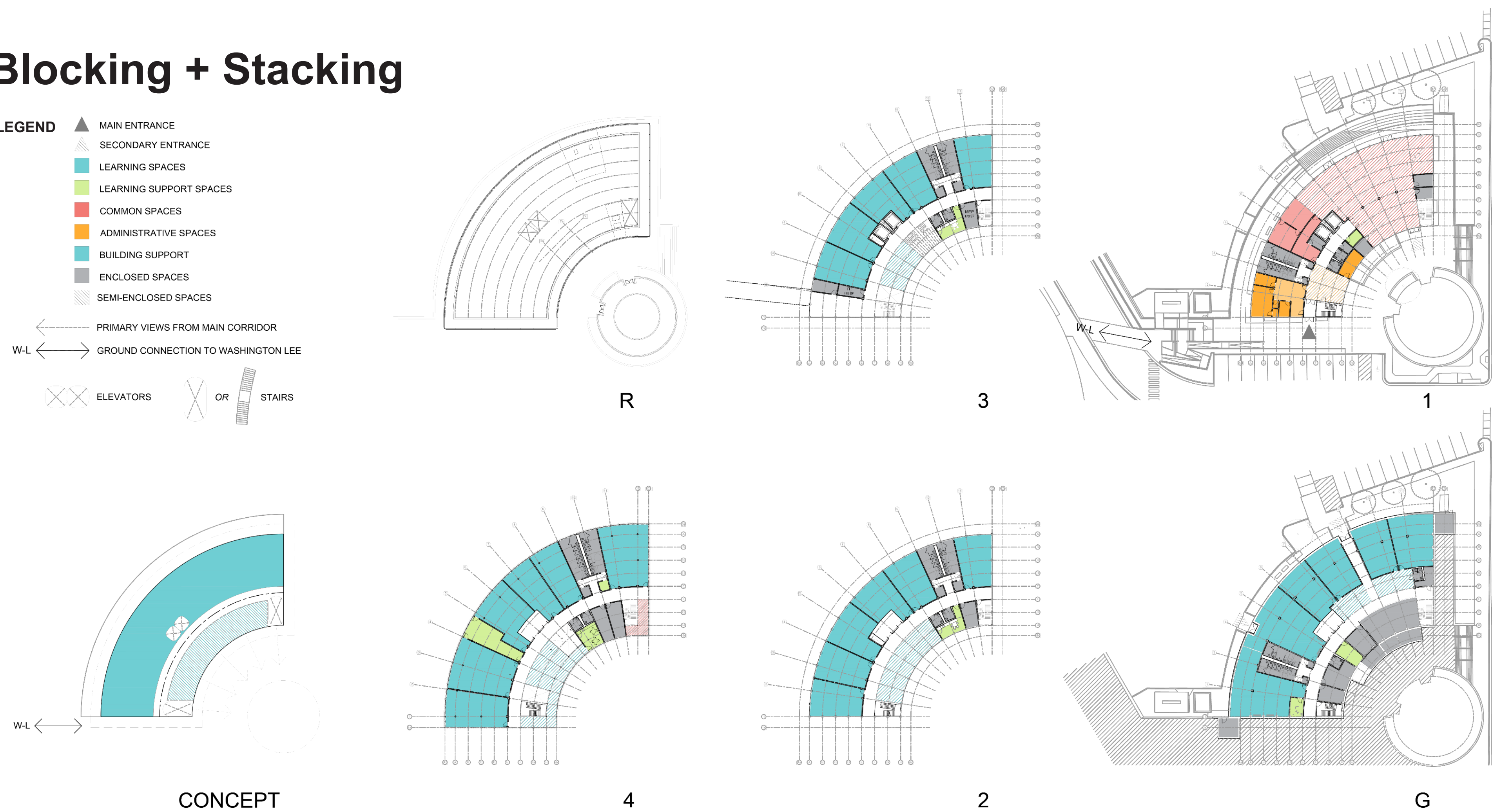
## Schematic Site Plan



DRAFT SCHEMATIC DESIGN

## Blocking + Stacking

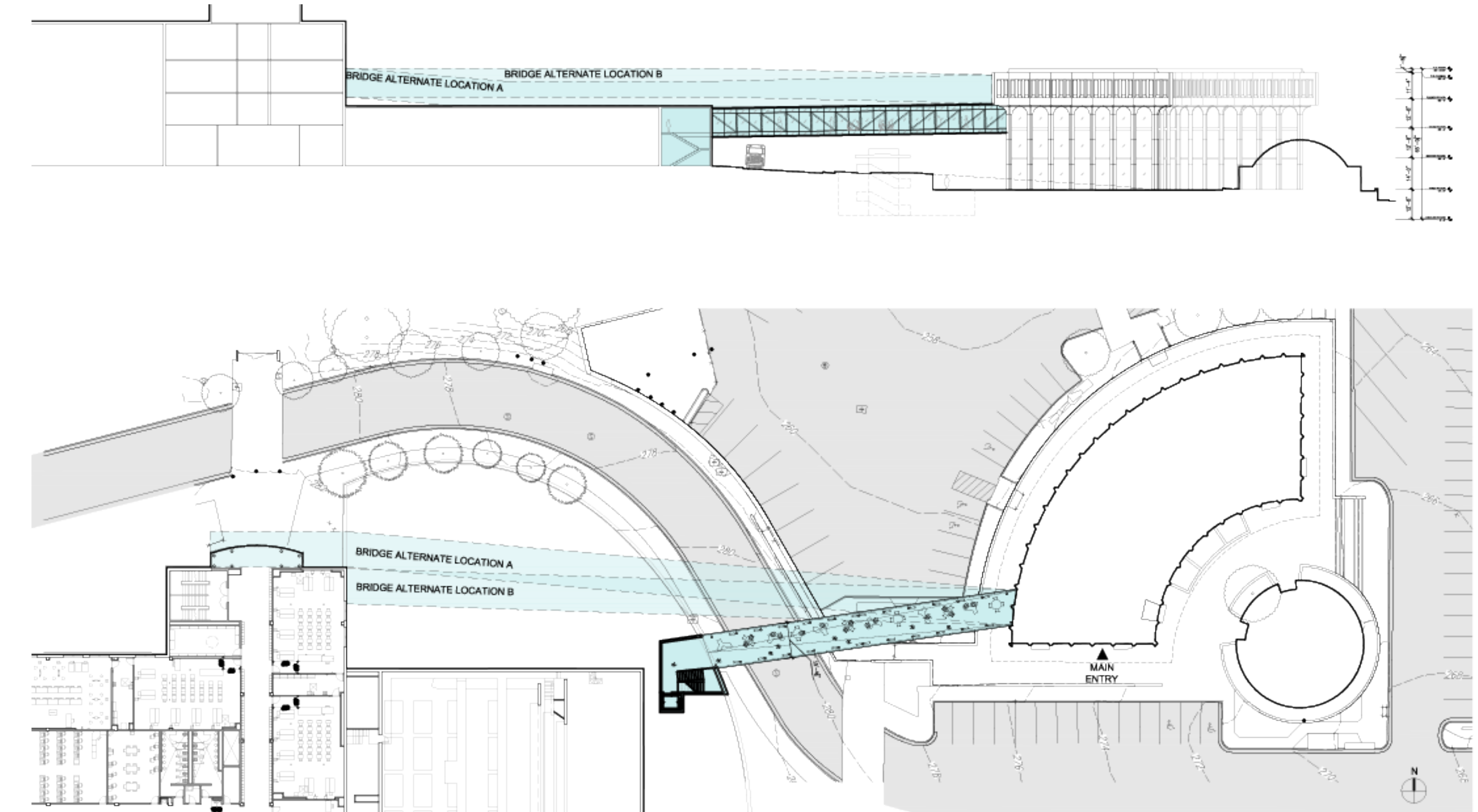
- LEGEND**
- ▲ MAIN ENTRANCE
  - SECONDARY ENTRANCE
  - LEARNING SPACES
  - LEARNING SUPPORT SPACES
  - COMMON SPACES
  - ADMINISTRATIVE SPACES
  - BUILDING SUPPORT
  - ENCLOSED SPACES
  - SEMI-ENCLOSED SPACES
  - ← PRIMARY VIEWS FROM MAIN CORRIDOR
  - W.L. ← GROUND CONNECTION TO WASHINGTON LEE
  - ⊗ ELEVATORS
  - OR STAIRS



DRAFT SCHEMATIC DESIGN

## Bridge Design: Concepts

Post-meeting note: As discussed during BLPC/PFRC Meeting #3, the bridge is an alternate, outside the \$37M project budget, currently being evaluated for cost and other factors.



DRAFT SCHEMATIC DESIGN

## Existing Façade Elements

- Precast Concrete Panels :**  
At Fourth Floor
- Plaster Exterior Soffit:**  
At Fourth Floor
- Precast Arched Column Cap:**  
At First, Second and Fourth Floors
- Precast Column Panels:**  
At First, Second and Fourth Floors
- Three-story Curtainwall:**  
At First, Second and Fourth Floors
- Terrace:**  
At First Floor
- Terrace Guardrail:**  
Metal guardrail on Precast Cap
- Painted CIP Concrete Plinth:**  
Ground Floor
- Small Punched Windows:**  
Vision Glass



**Narrow Punched Windows:**  
Vision Glass with Operable Vent

**Curtainwall Spandrel Glazing:**  
Black Back-painted Glass between Floors

**Curtainwall Vision Glazing:**  
Single-paned Vision Glass

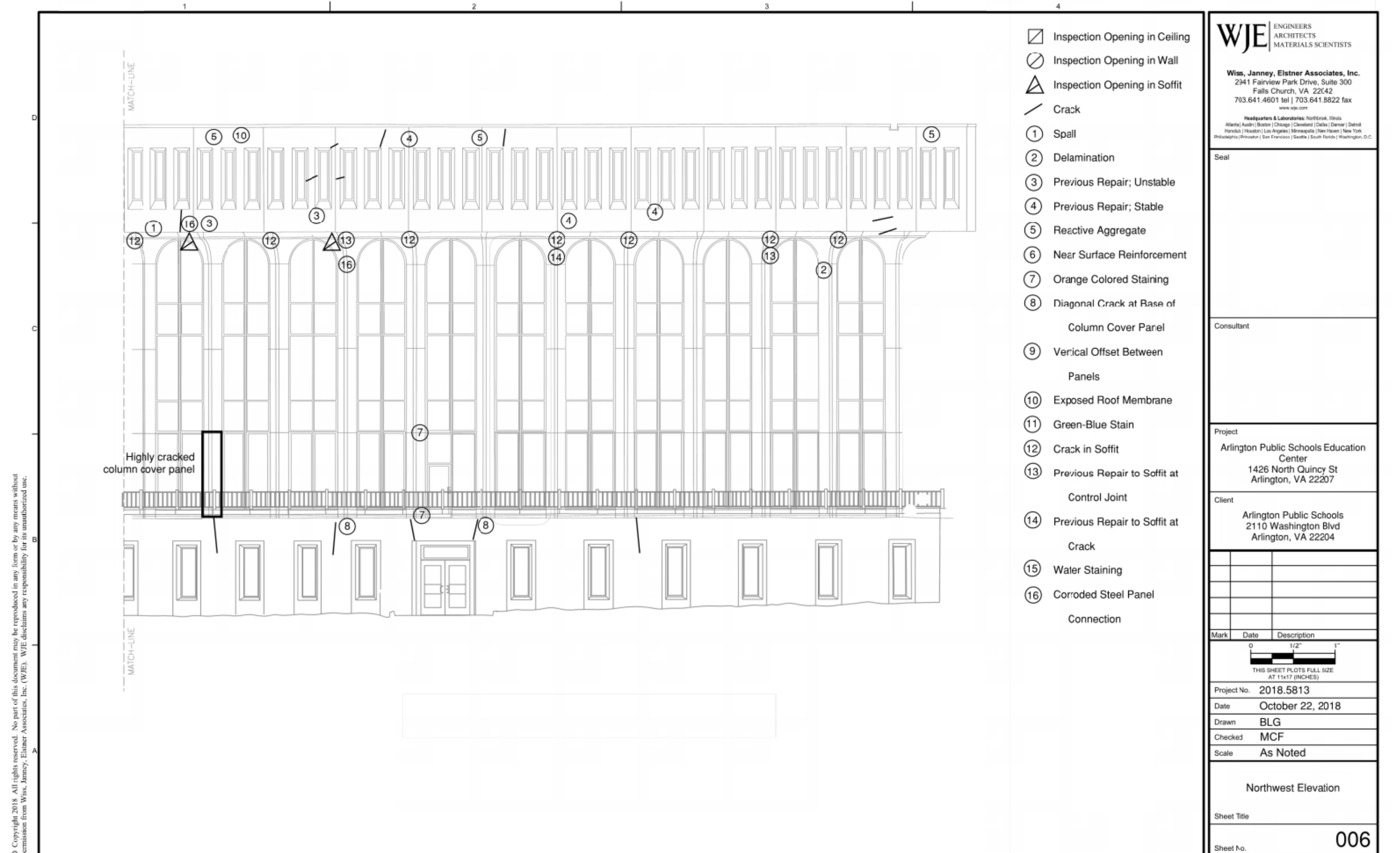
**Black Back-painted Glass at Curtainwall:**  
Located at MEP Rooms, Storage, RR's, + Stairwells



DRAFT SCHEMATIC DESIGN

## Existing Envelope Materials

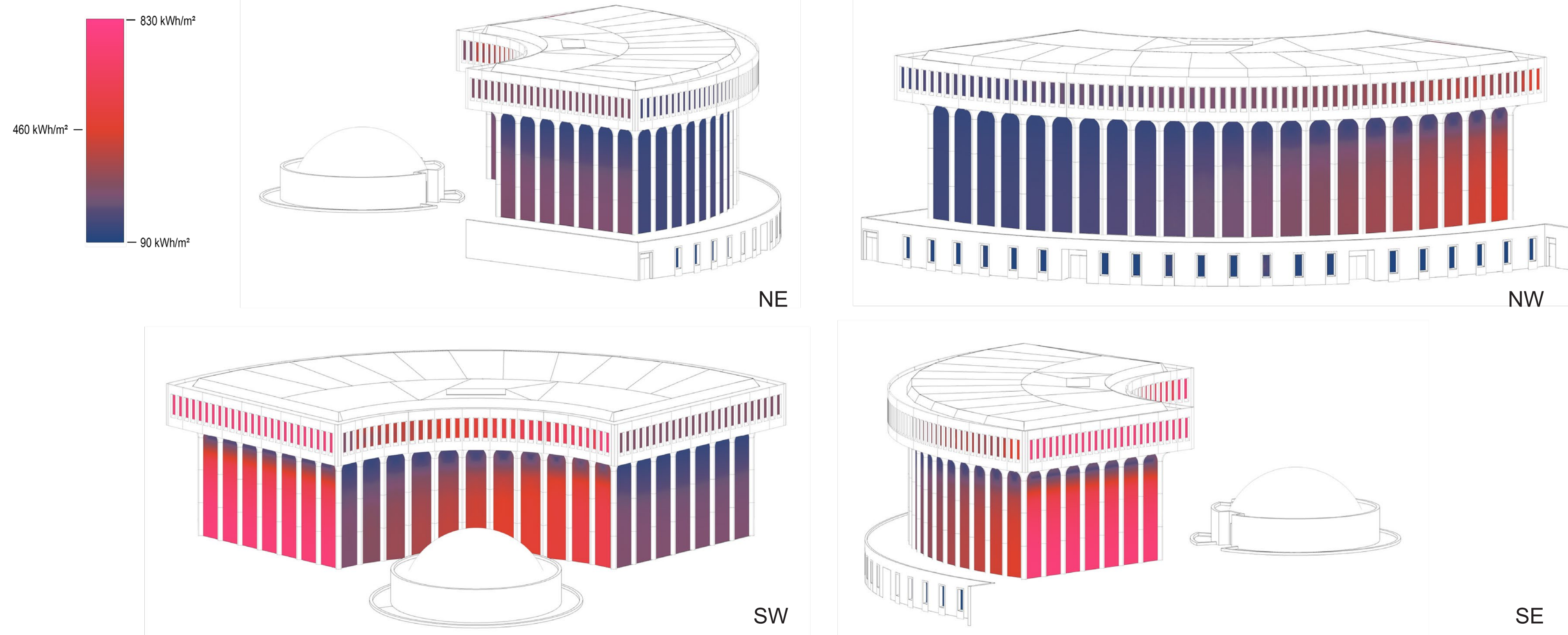
- Stable Cladding Panels
- Cleaning + Repairs



DRAFT SCHEMATIC DESIGN

## Solar Insolation

Annual Cumulative Gains



## Envelope Improvements

### Existing Façade Concept Reuse

- Concept of glass between white concrete forms

### Curtainwall Replacement

- Response to internal program – daylight, views and glare mitigation
- Response to external environment – energy efficiency
- Operable Vents
  - Minimum of two operable vents per classroom
  - Minimal visual impact on exterior

### Ground Floor Openings Enlargement

- Response to program change from service spaces to classroom spaces

DRAFT SCHEMATIC DESIGN

## Sun Control Options for Curtainwall Other than Opaque Glass

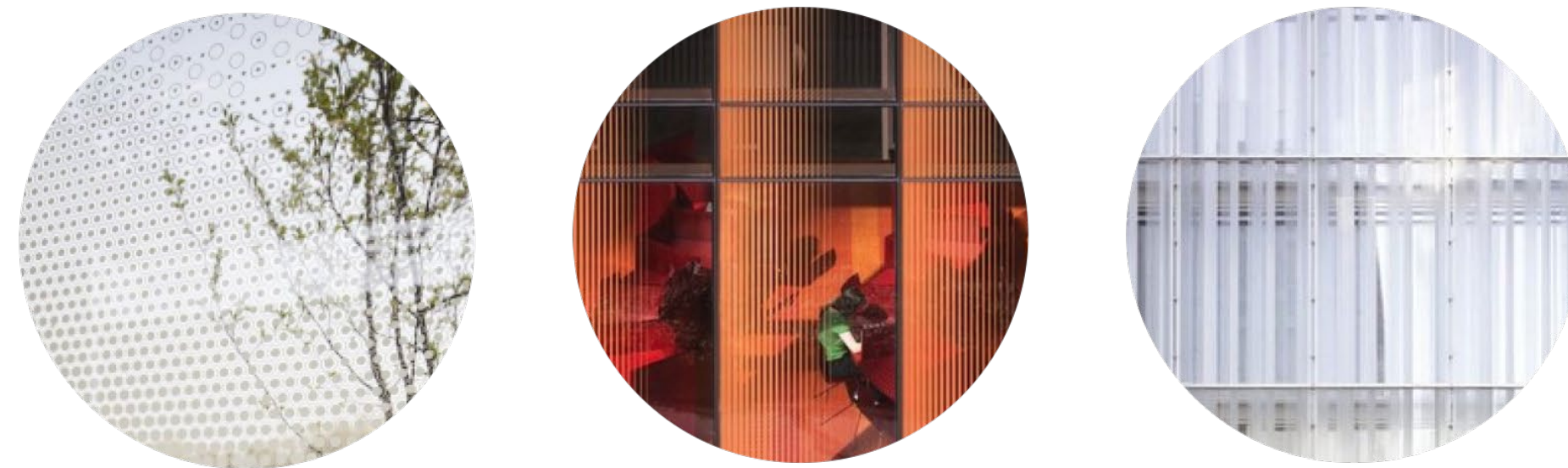
Solid Panel Infill



Sun Control Fins



Fritted Glass



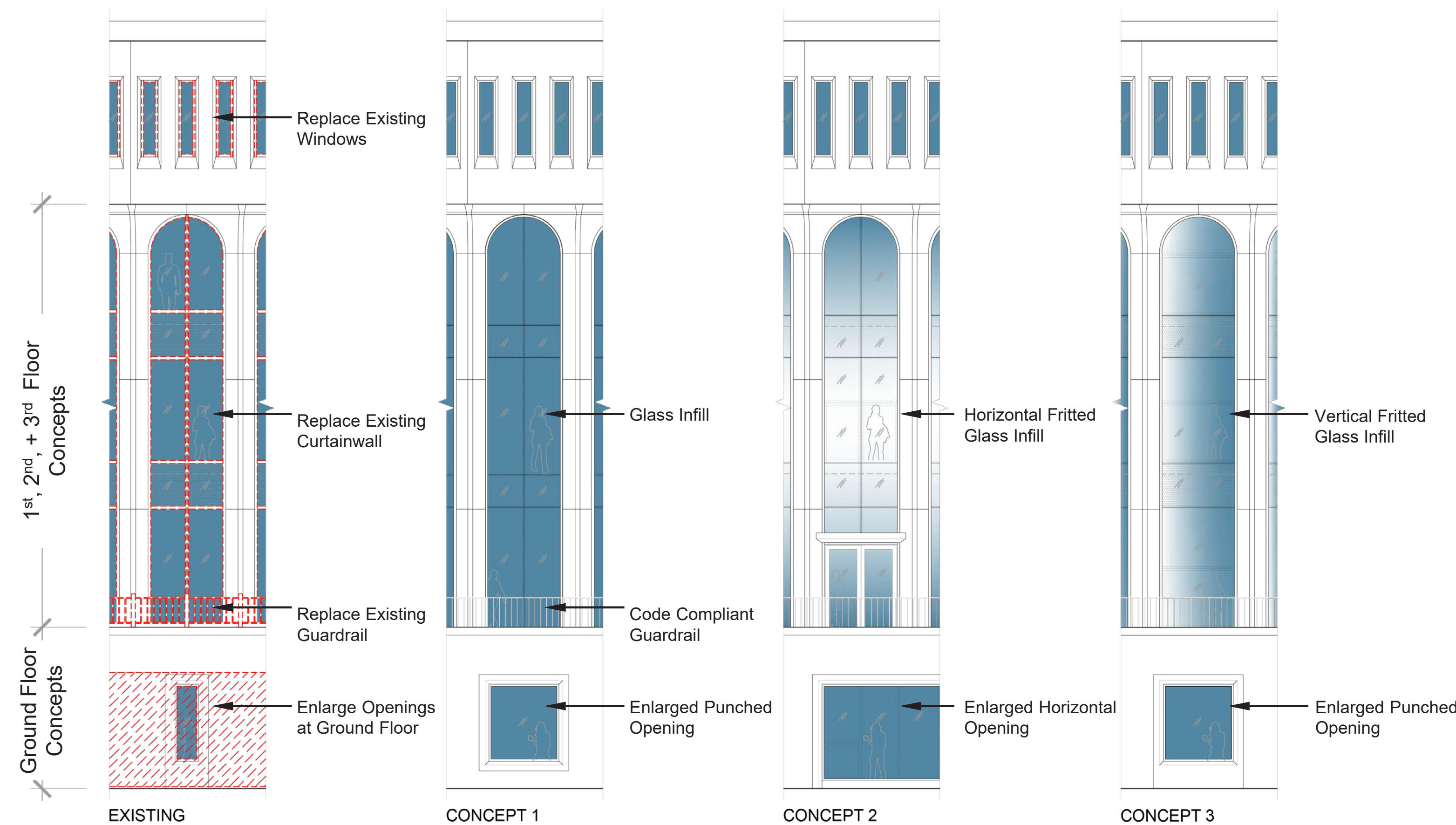
DRAFT SCHEMATIC DESIGN

## Fritted Glass Examples



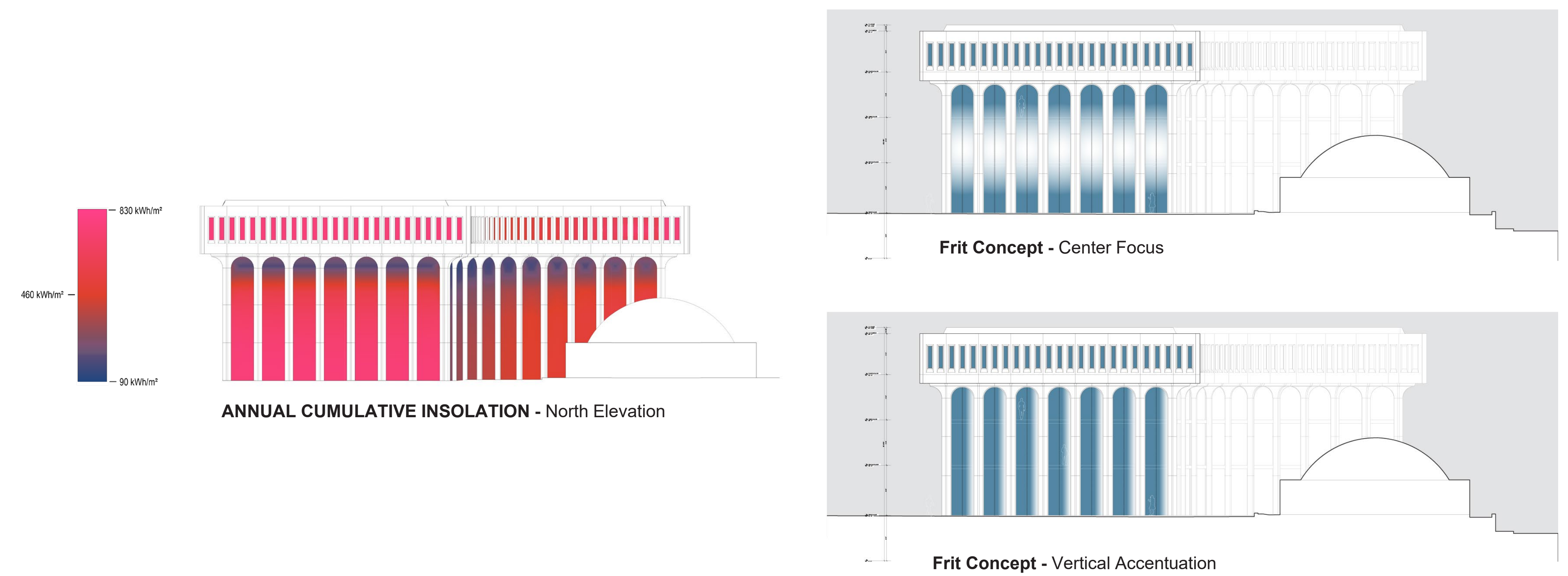
DRAFT SCHEMATIC DESIGN

## Glazing Replacement Study

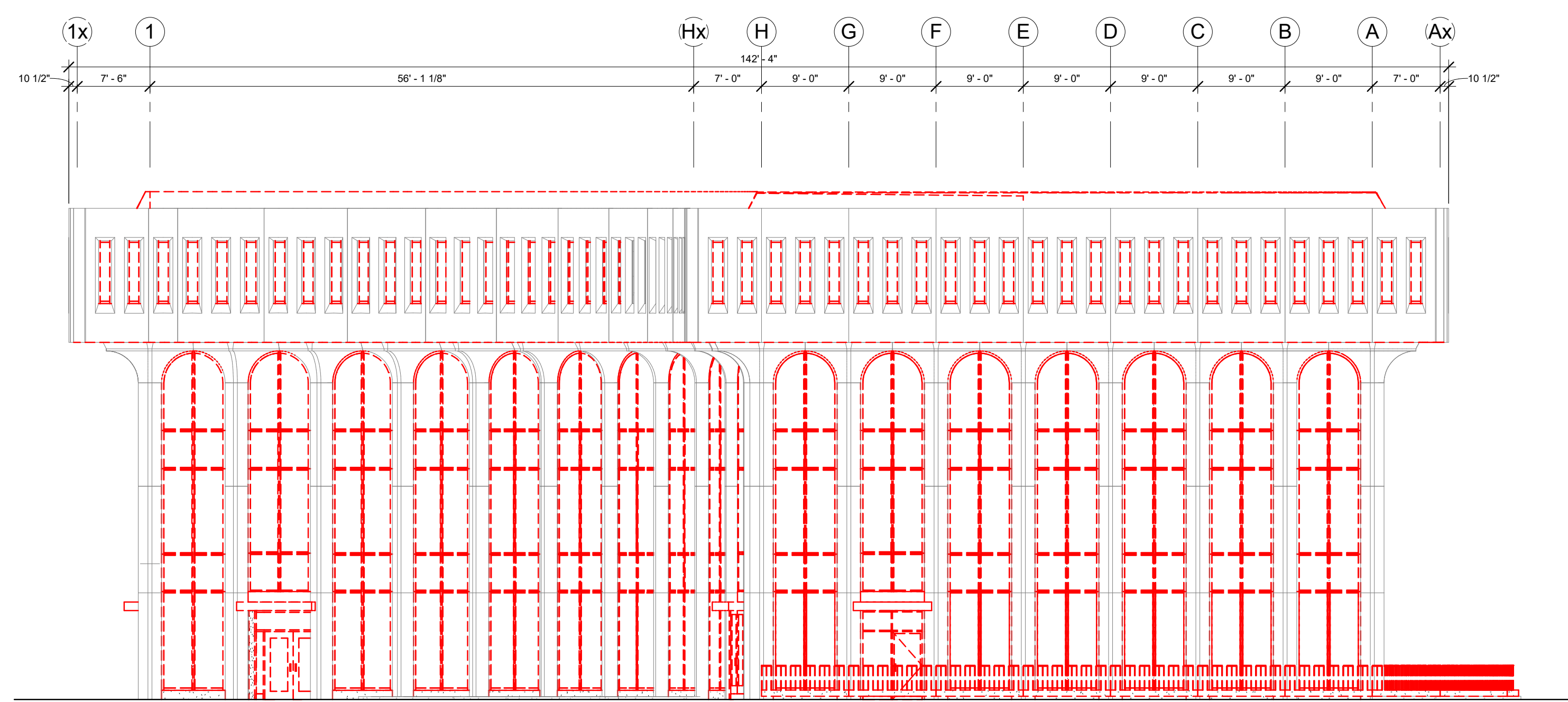


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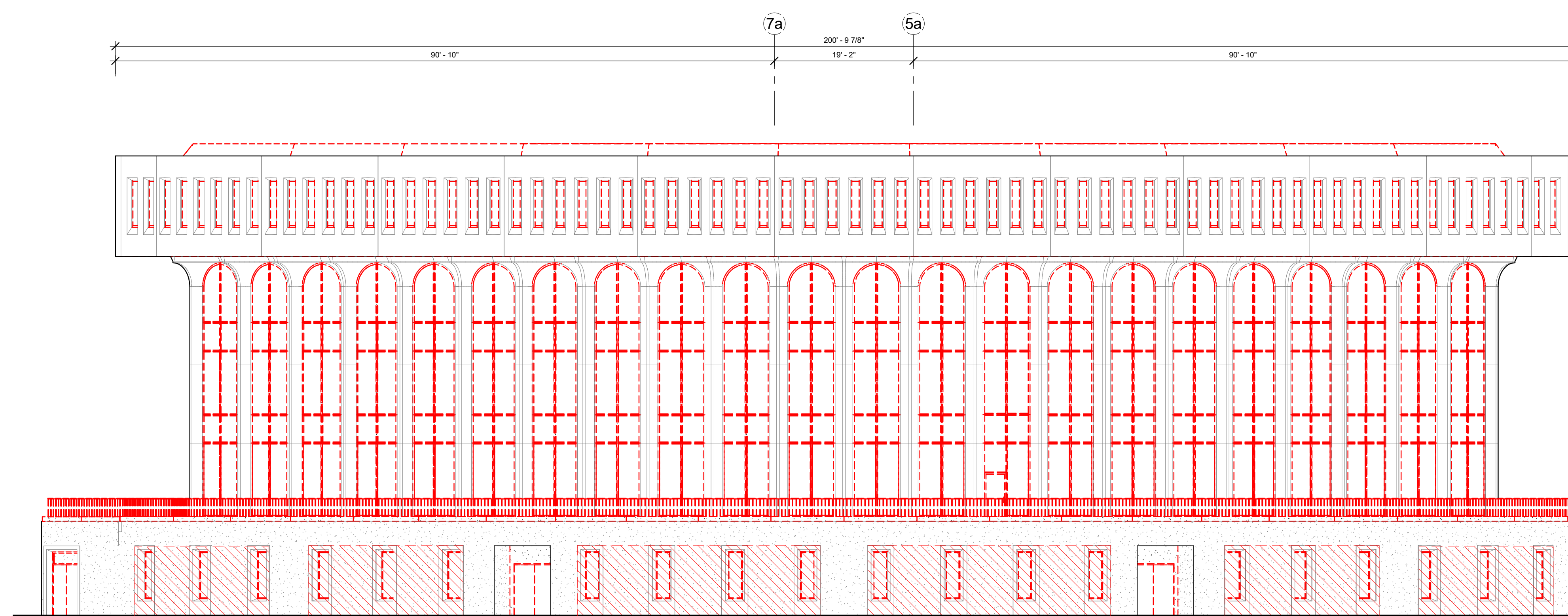
## Frit Pattern Study



DRAFT SCHEMATIC DESIGN

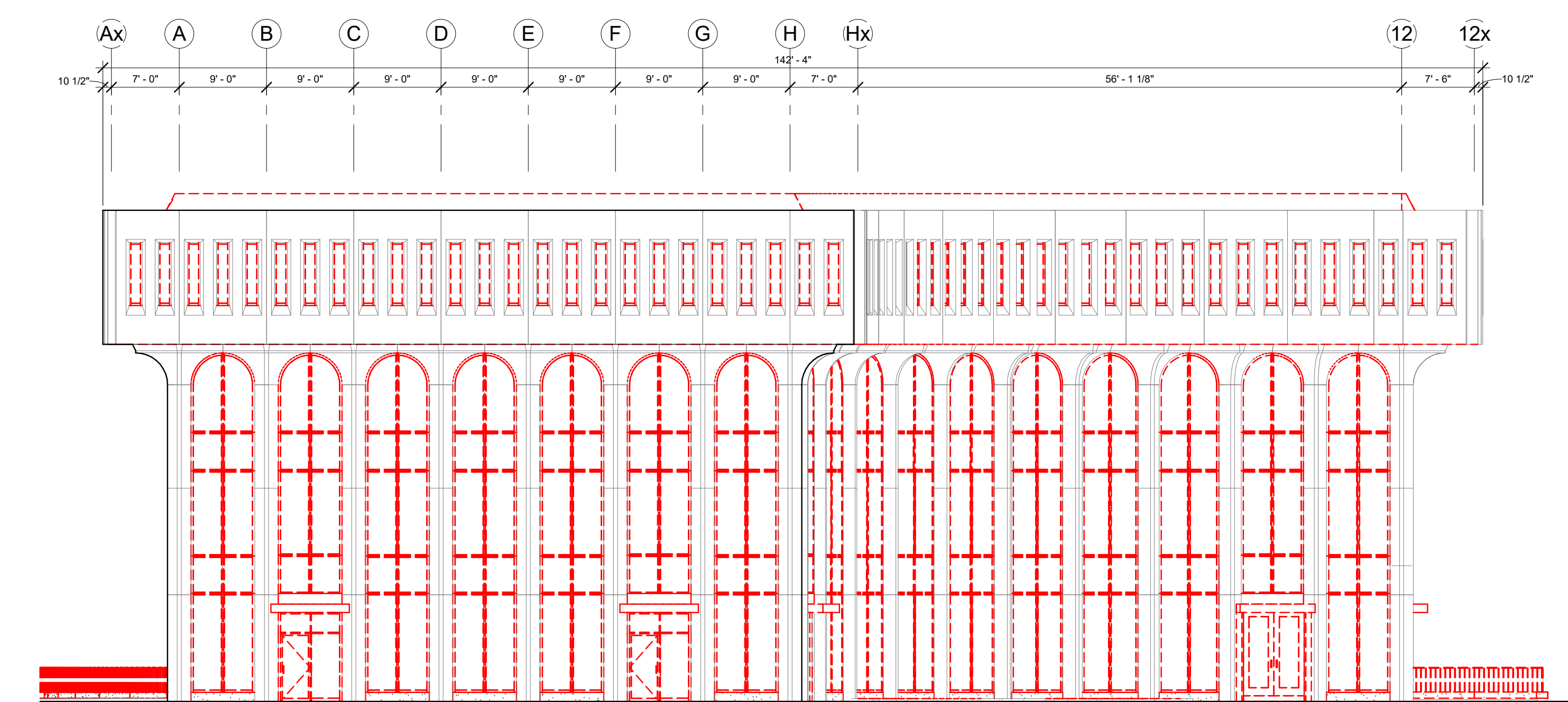
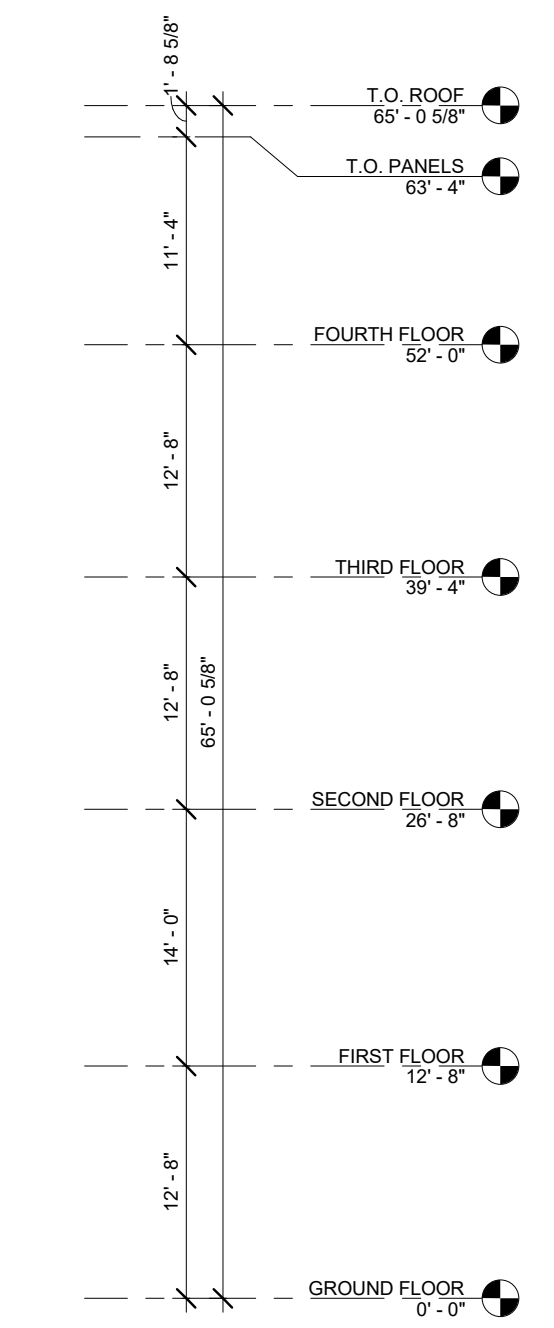


NORTH ELEVATION

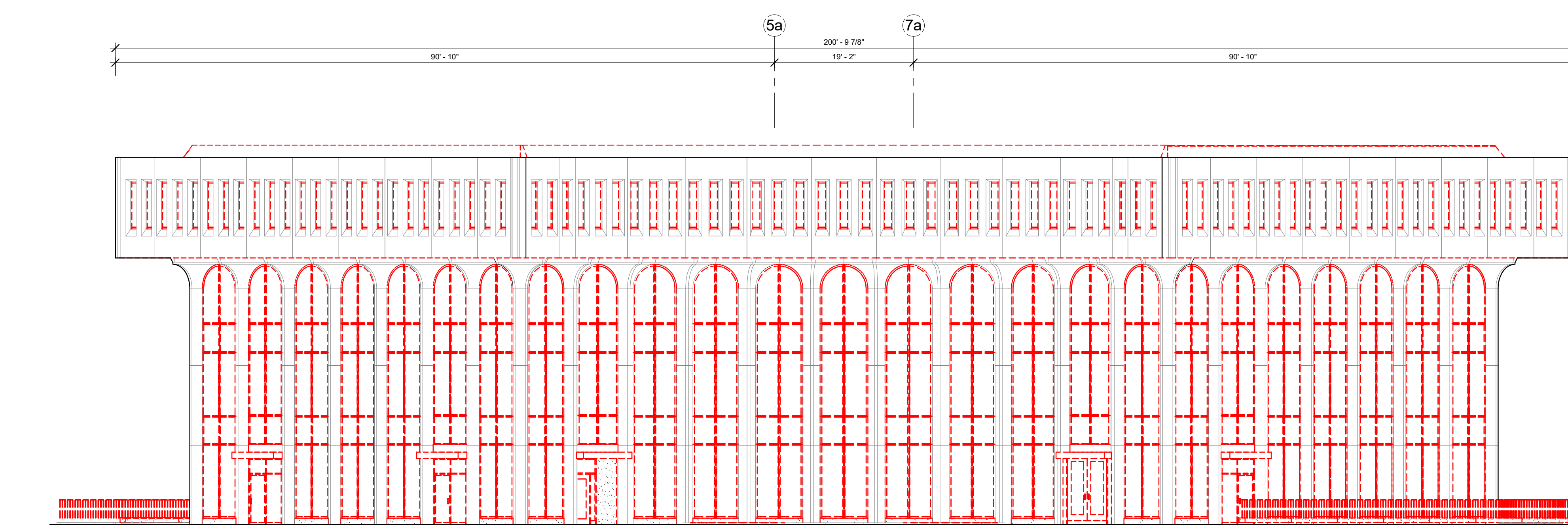


NORTHEAST ELEVATION

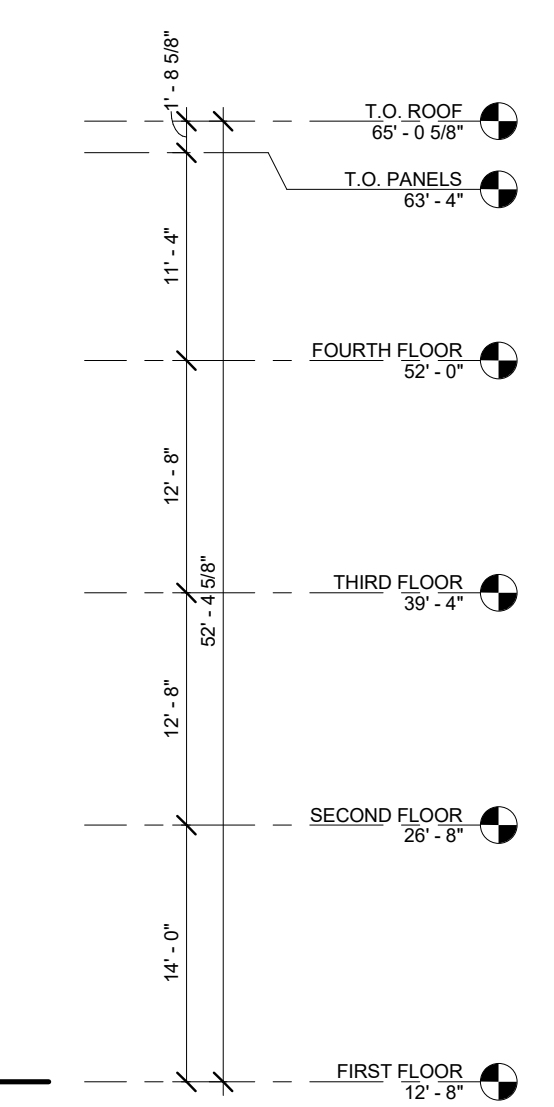
- ELEVATIONS GENERAL NOTES
1. SEE MATERIALS REPORT FOR DETAILED SCOPE OF CLADDING REPAIRS
  2. ALL EXISTING CURTAIN WALLS AND WINDOWS TO BE REPLACED IN KIND
  3. NEW ALUMINUM CURTAIN WALL GLAZING AT MULTI-STORY OPENINGS ABOVE 2ND FLOORING. EXTERIOR 2IN. PATTED GLASS AND 2IN. CONCEALED WINDOW FRAMING
  4. NEW OPERABLE ALUMINUM WINDOWS AT EXISTING WINDOW OPENINGS
  5. REPLACE ALL EXISTING PAINTING



SOUTH ELEVATION



SOUTHWEST ELEVATION



Post-meeting graphics showing the existing facade elements to be removed for replacement