

# NEW ELEMENTARY SCHOOL

REED SITE, ARLINGTON PUBLIC SCHOOLS  
ARLINGTON COUNTY BOARD PRESENTATION

HPOK MEETING  
February 2, 2019



VMDO



Gilbane



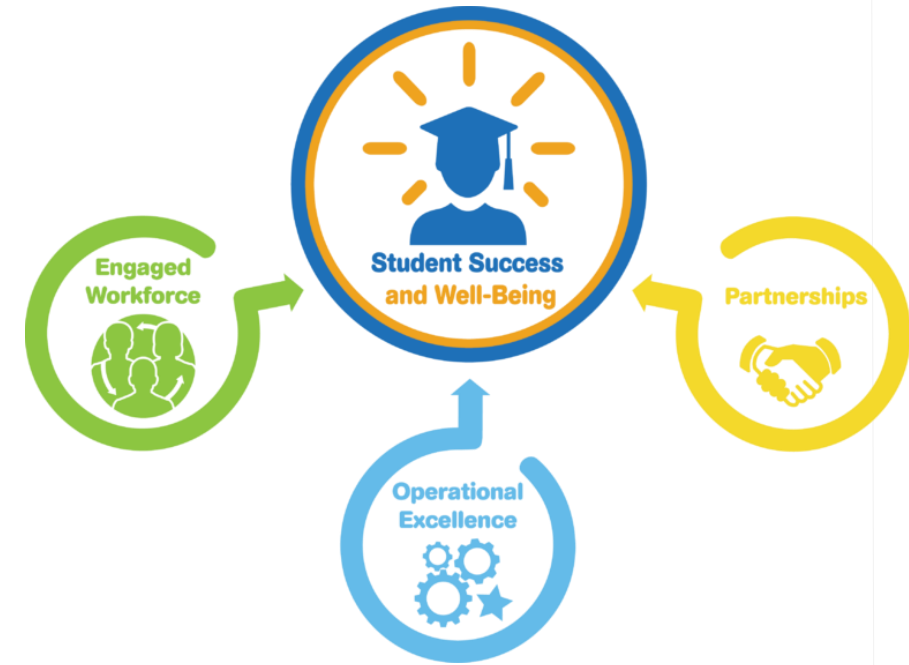


# Overview



# 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

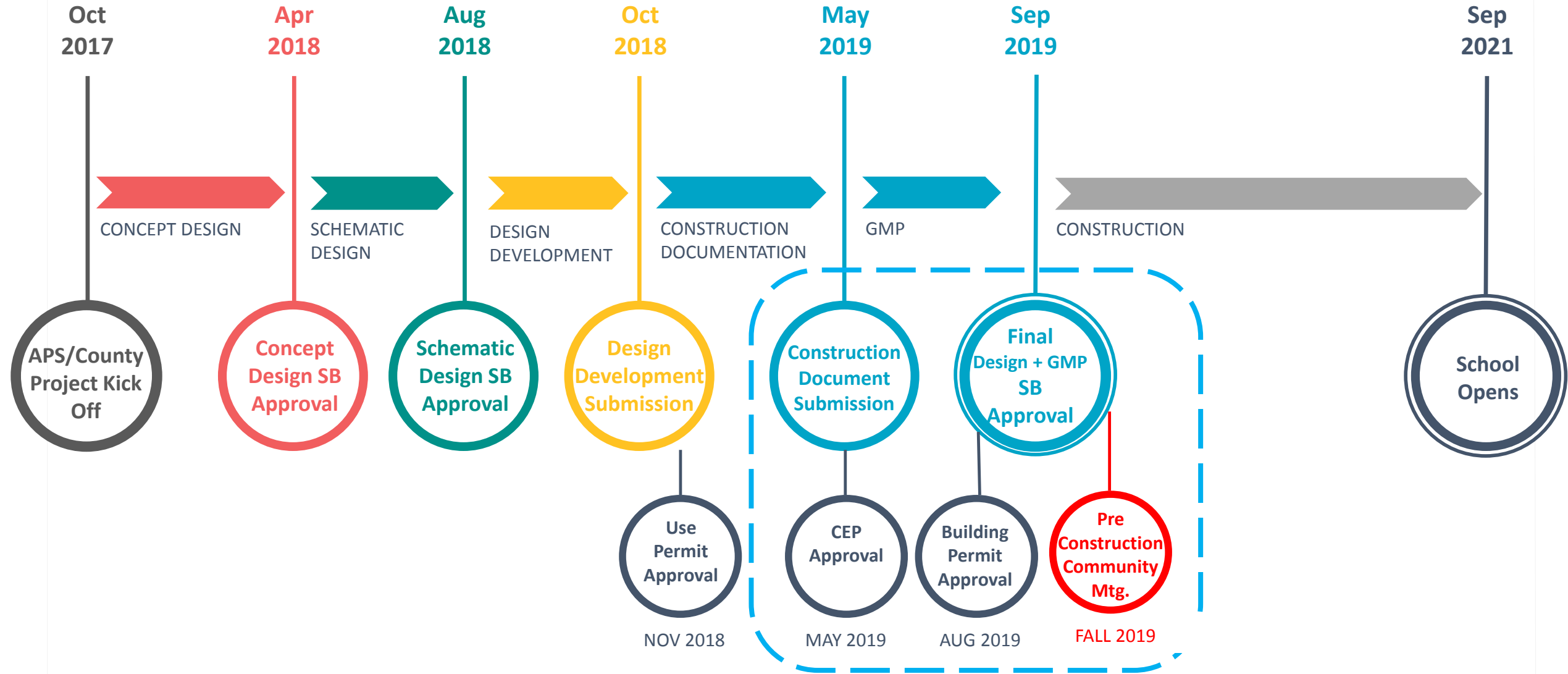




# KEY CONSIDERATIONS AND INPUTS

- 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

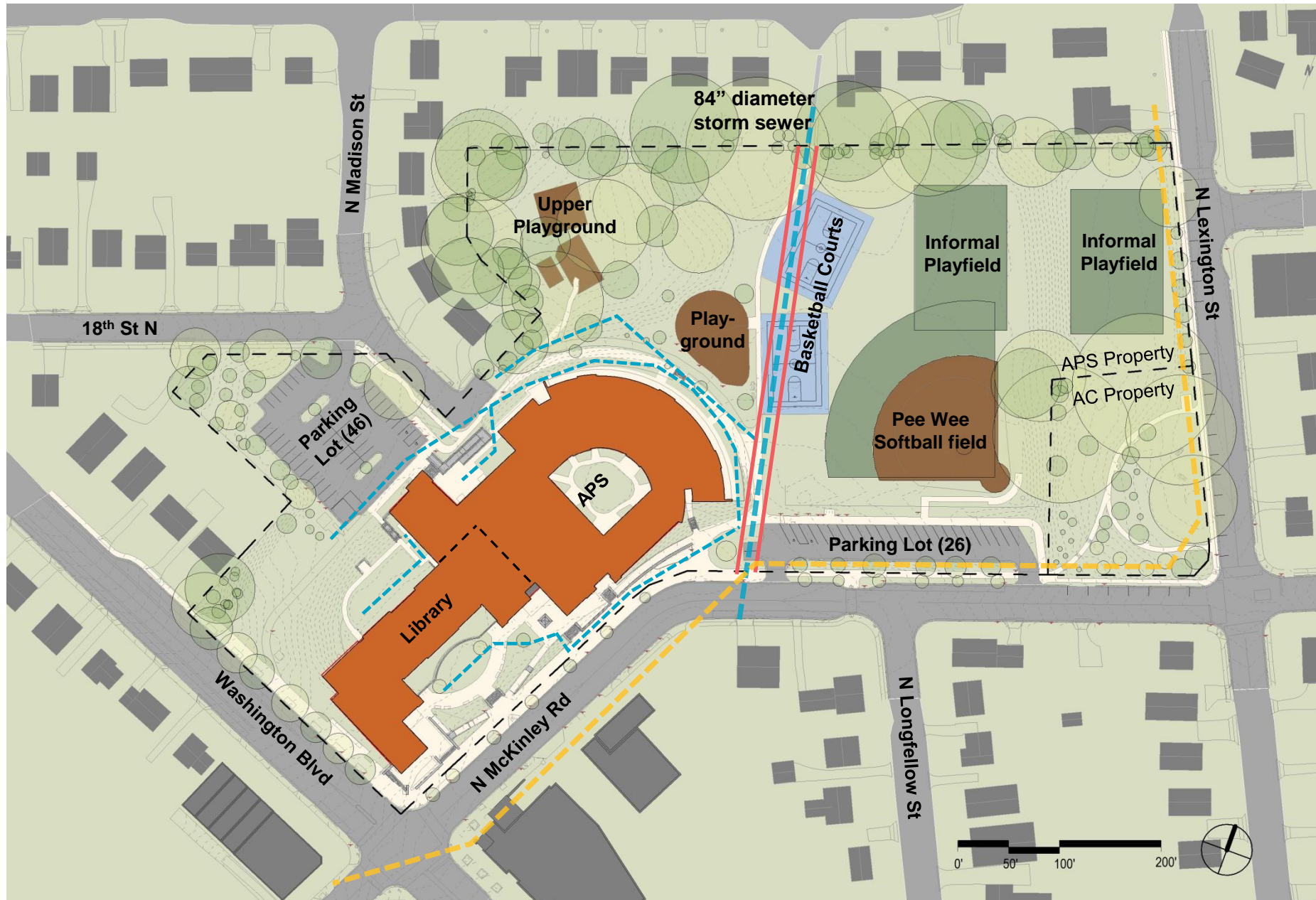
61% permeable  
39% impermeable

## Parking

72 on-site spots

## Utility key

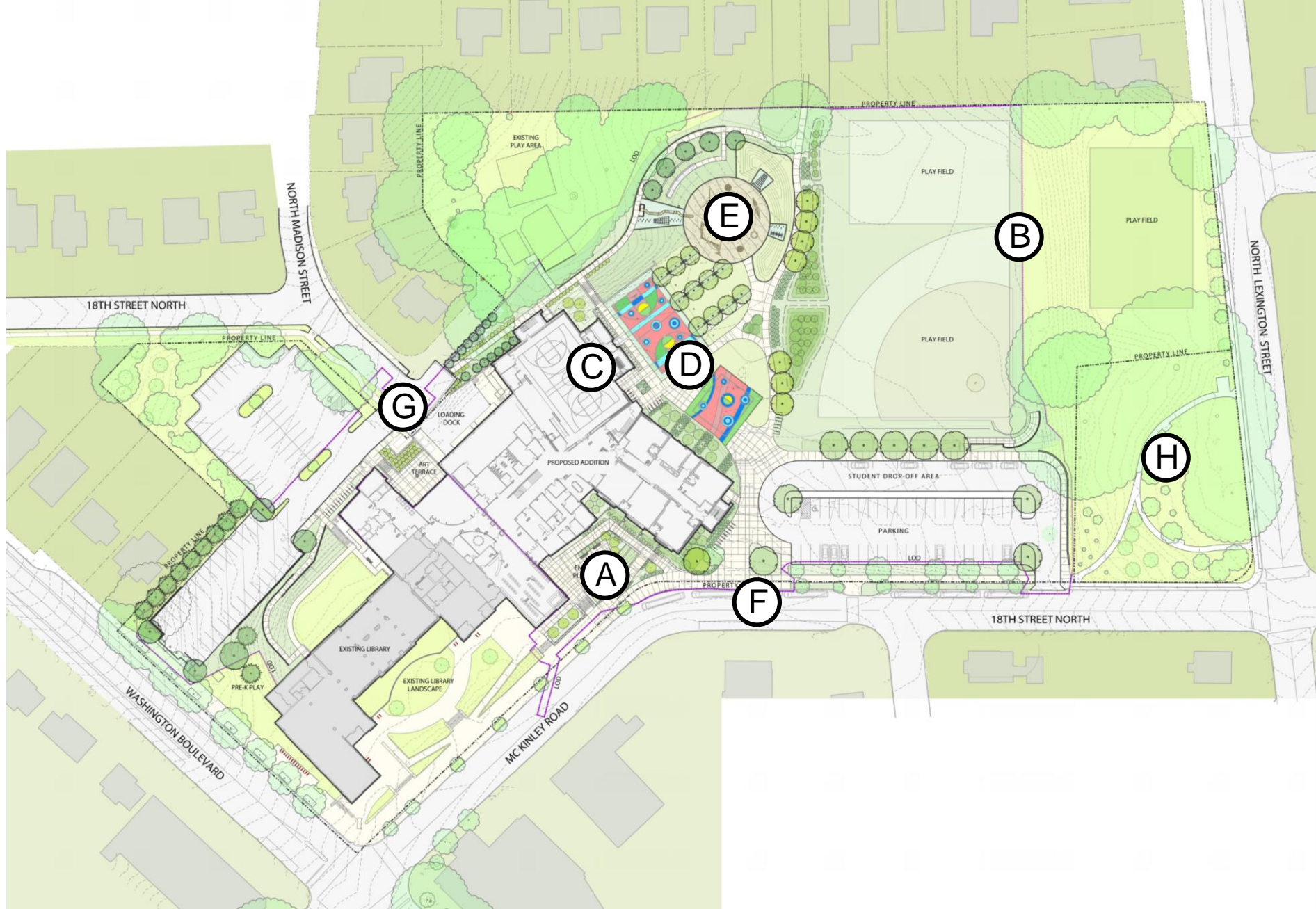
-  Easement
-  Storm Sewer
-  Overhead Powerline





# SITE PLAN

- (A) Universally accessible and prominent civic entrance courtyard
- (B) Preserves field and open space
- (C) After-hours restrooms adjacent to fields
- (D) New exterior courts and fire access lane
- (E) New playground
- (F) Removes existing curb cut on McKinley/18<sup>th</sup> St
- (G) Relocates parking lot entrance
- (H) 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
- Ⓐ Madison/18<sup>th</sup> Lot for library/school staff
  - Ⓑ McKinley/18<sup>th</sup> Lot for visitors and some school staff
  - Ⓒ Room for 7 school buses to load/unload
  - Ⓓ Off-street student drop-off/pick-up area that can accommodate 30 total cars in queue
  - Ⓔ Adequate bicycle parking for staff and students, with student parking located on multiple sides of the building



| <b>On-Site Parking by Location</b> |                   |
|------------------------------------|-------------------|
| Madison/18 <sup>th</sup> Lot       | 78 spaces         |
| McKinley/18 <sup>th</sup> Lot      | 55 spaces         |
| <b>Total</b>                       | <b>133 spaces</b> |



# APPROVED 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/18 <sup>th</sup> Lot  | 69 spaces |
| McKinley/18 <sup>th</sup> Lot | 55 spaces |

**Total 124 spaces\***








\*Minimum recommended in MMTA

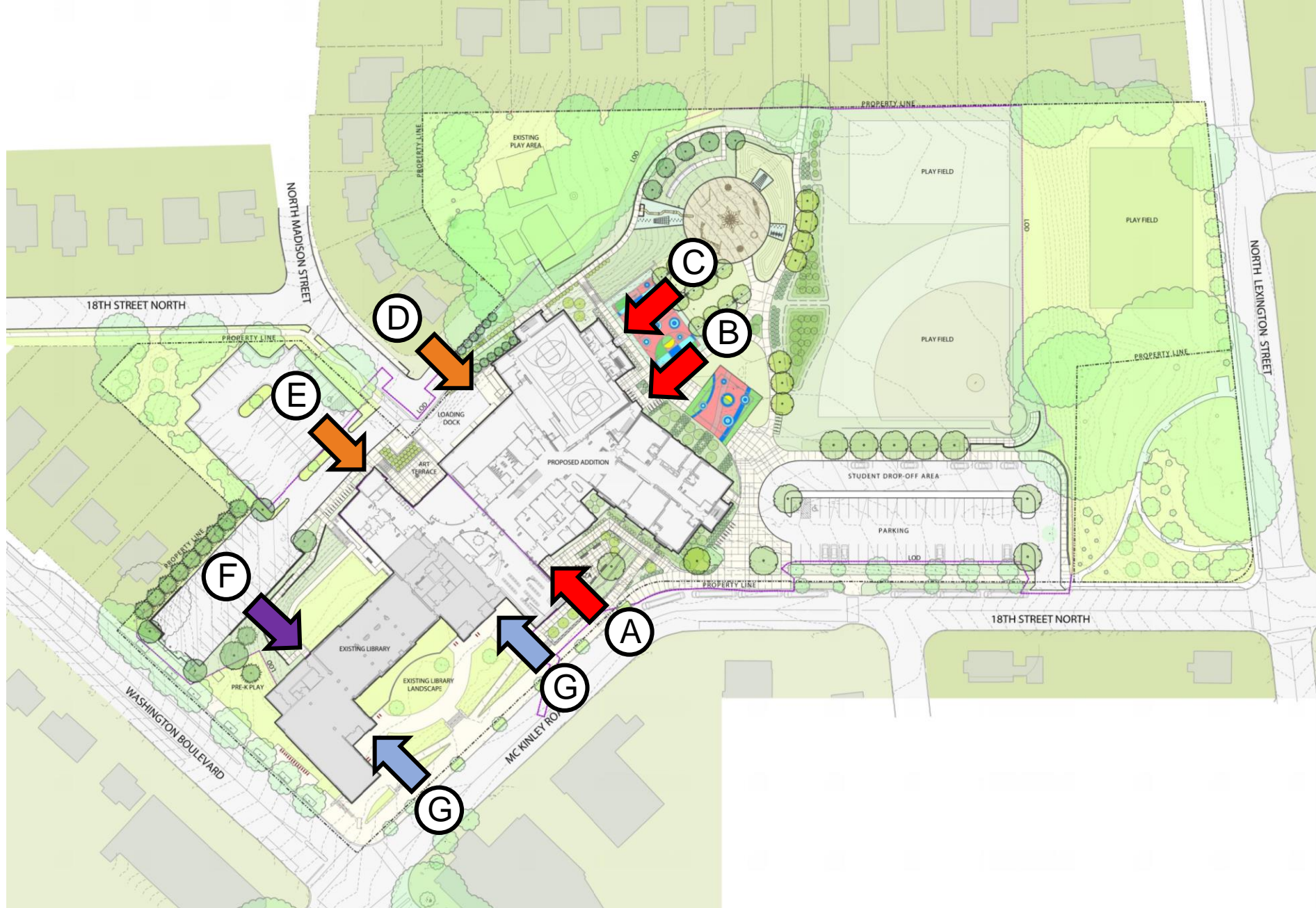




# SITE PLAN

- All entrances are fully accessible
- Public entrances oriented to McKinley/18<sup>th</sup> 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

































# Building Design







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

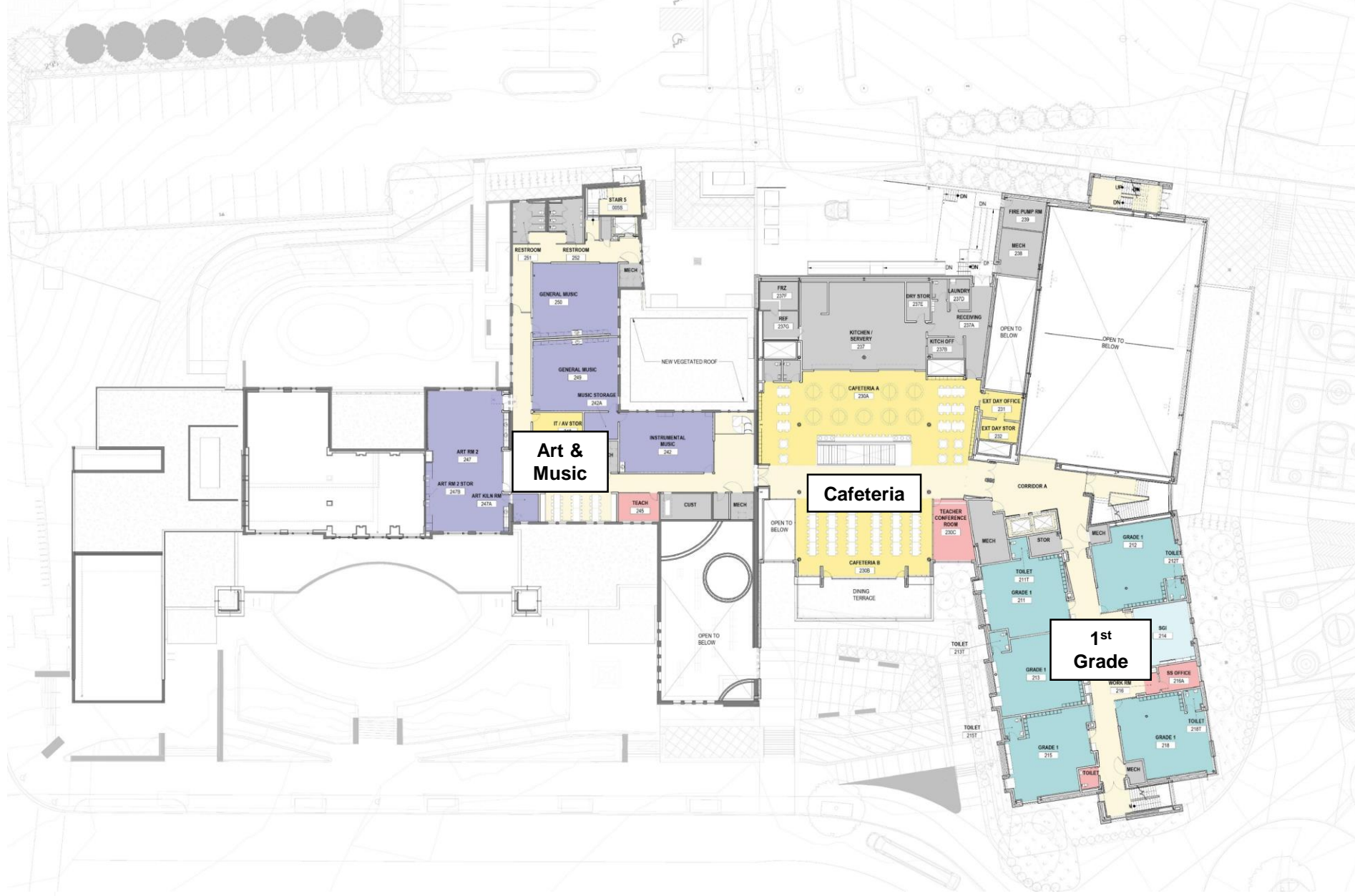










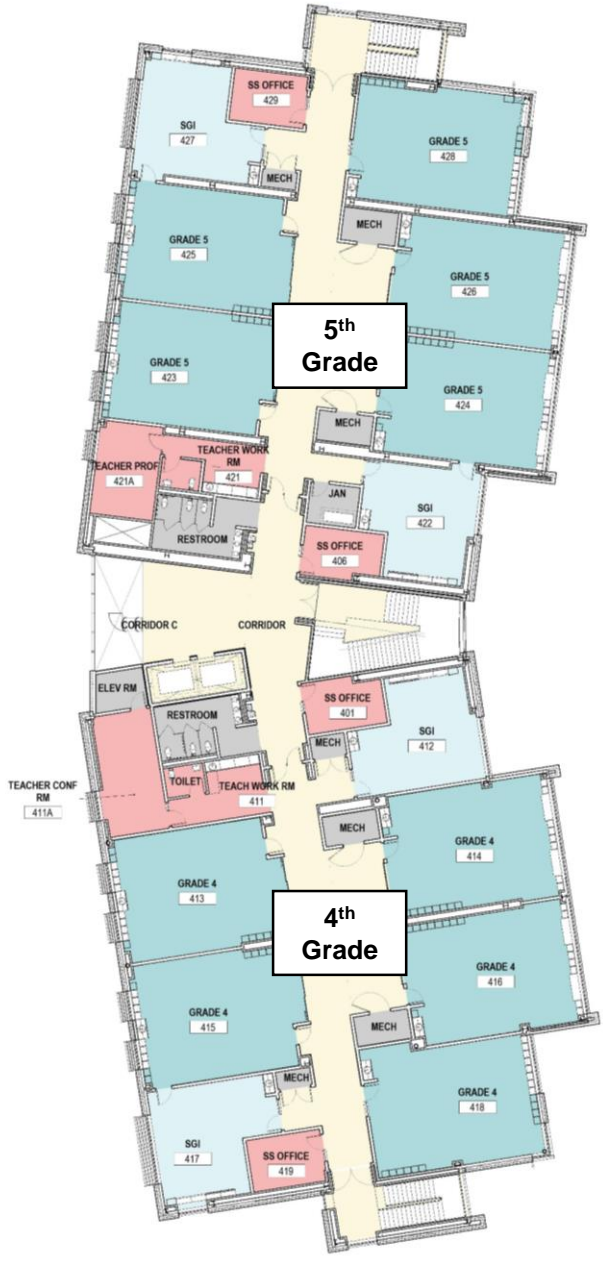
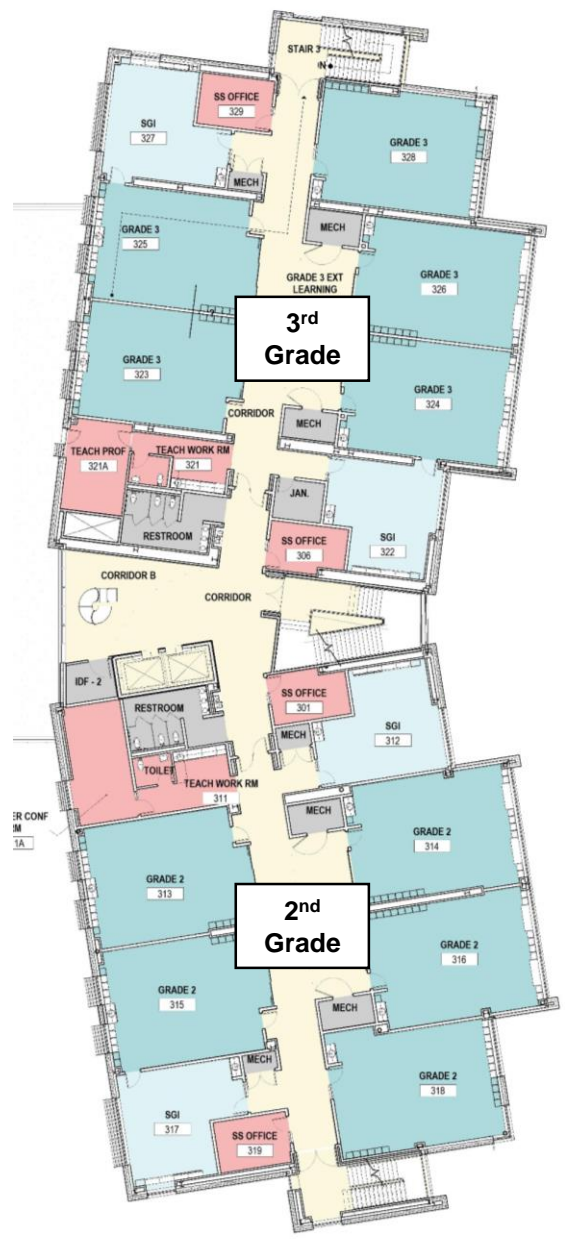


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# Construction





# 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)

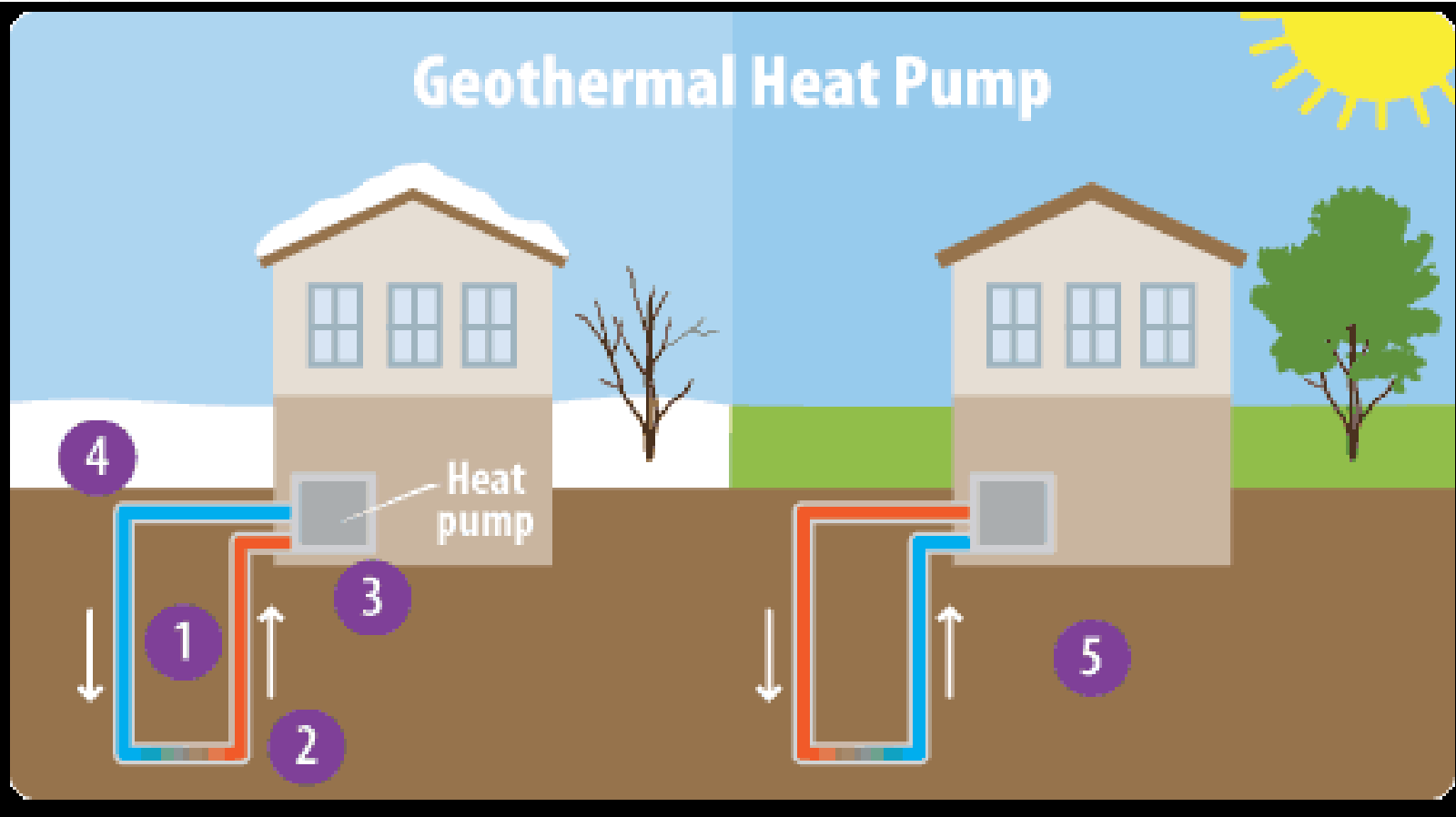
Road remains open. Construction activities in this area will be coordinated to accommodate market held every Sunday

Sidewalk access to remain open during construction.





## Geothermal Heat Pump



1. Water or a refrigerant moves through a loop of pipes.
2. When the weather is cold, the water or refrigerant heats up as it travels through the part of the loop that's buried underground.
3. Once it gets back above ground, the warmed water or refrigerant transfers heat into the building.
4. The water or refrigerant cools down after its heat is transferred. It is pumped back underground where it heats up once more, starting the process again.
5. On a hot day, the system can run in reverse. The water or refrigerant cools the building and then is pumped underground where extra heat is transferred to the ground around the pipes.







# Next Steps





# NEXT STEPS

- **Design Construction Documents**
- **Continuing Site Investigations (test pits et al)**
- **CEP (Civil Engineering Plan) Plan Submission Review & Approval**
- **Building Permit Plan Submission Review & Approval**
- **Use Permit Document Submissions**
- **Community Pre Construction Meeting**





# CONTACT & INFORMATION

- For further information, please contact:

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County Project Manager

**Nicole Boling**

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- 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-reed/>
- Provide feedback and comments:
  - To APS: [engage@apsva.us](mailto:engage@apsva.us)
  - To Arlington County: <https://commissions.arlingtonva.us/planning-commission/public-facilities-review-committee-pfrc/school-projects/walter-reed/>



# Thank You

# Questions?



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