

EDUCATION CENTER REUSE

David M. Brown Planetarium
AEC
1426 North Quincy Street

ARLINGTON PUBLIC SCHOOLS

1426 N QUINCY ST



STUDIOTWENTYSEVENARCHITECTURE

JOINT MEETING 6: AGENDA

BUILDING LEVEL PLANNING COMMITTEE
PUBLIC FACILITIES REVIEW COMMITTEE

1. Welcome
2. Project Parameters
3. Updates
 - a. Schedule and Interior Demolition Phase
 - b. Schematic Design Approval
 - c. Use Permit Process
4. Proposed Use Permit Including Design Revisions Since Last BLPC/PFRC Meeting
5. Committee discussion
6. Public Comment
7. Next Septs and Adjourn
 - a. Commission and Use Permit Meetings

A woman with long, wavy blonde hair, wearing a white lace top and a lanyard, is smiling warmly at a young child with curly hair. They are seated at a table with various items, including a can of 100% Orange Juice, a container of TruMoo Chocolate Cold Cream, and a plate of food. The background shows other people seated at tables, suggesting a social gathering or meeting. The entire image has a warm, orange-toned overlay.

1 Welcome

Building Level Planning Committee - BLPC

1. Based on Policy Implementation Procedure F-5.7 PIP-2
2. School Board approved BLPC Charge found at: <https://www.apsva.us/wp-content/uploads/2018/09/C-4-Education-Center-BLPC-Charge-083018-SB-approved.pdf>
3. Primary role is to serve as the principal communication liaison with community stakeholders
4. Solicit comments from constituency groups and share with the BLPC for consideration
5. Assist APS Staff during schematic design phase by reviewing:
 - a. Site amenities
 - b. Adjacencies between interior spaces and site amenities
 - c. Community use of the building and site
 - d. Impact of project on surrounding community

Public Facilities Review Committee - PFRC

1. PFRC Charge (June 18, 2014) found at: https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/5/2014/06/PFRC_Charge_June2014.pdf
2. Mission: to ensure that the highest quality of land use planning, design, transportation planning, and other important community aspects are incorporated into civic projects as assigned to the Committee by the Arlington County Board.
3. Key responsibilities:
 - a. Provide a forum for advisory commission and committee input
 - b. Ensure highest quality of land use planning and design
 - c. Promote compliance with County Comprehensive Plan and other County planning policies
 - d. Provide means for broad-based public participation
 - e. Provide advice to County Board and County Manager



2 Project Parameters

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

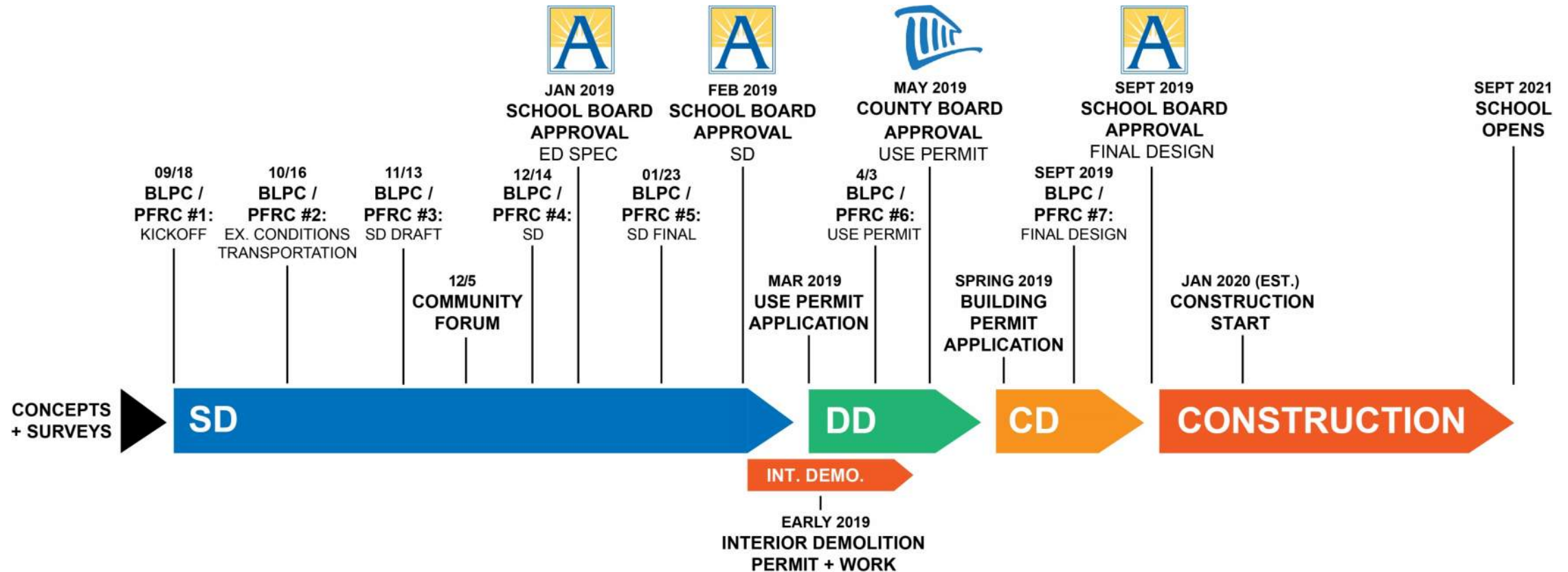
APS project website:

<https://www.apsva.us/education-center-reuse/>



3 Updates

Schedule and Interior Demolition Phase



UPDATES

Major Activities Since Last BLPC/PFRC Meeting

- January 23, 2019 – BLPC/PFRC meeting to review proposed Schematic Design
- January 30, 2019 – APS received County comments noting concerns with using Quincy St for pick-up and drop-off
- [February 7, 2019 – School Board Schematic Design information item](#)
- February 8, 2019 – APS submitted draft Use Permit materials for County review
- February 13, 2019 - APS/County meeting to discuss County concerns with Quincy St pick-up and drop-off resulting in APS exploring alternative locations
- [February 21, 2019 – School Board approved Schematic Design](#)
- February 26, 2019 – APS received County comments of draft Use Permit
- March 3, 2019 – APS submitted Use Permit Application
- [March 14, 2019 – School Board approved interior demolition contract](#)
- March 27, 2019 – APS received County comments on Use Permit application
- March 29, 2019 – APS/County meeting to review Use Permit comments and site plan design resulting in further revisions to the site design

School Board Schematic Design Approval and Motion

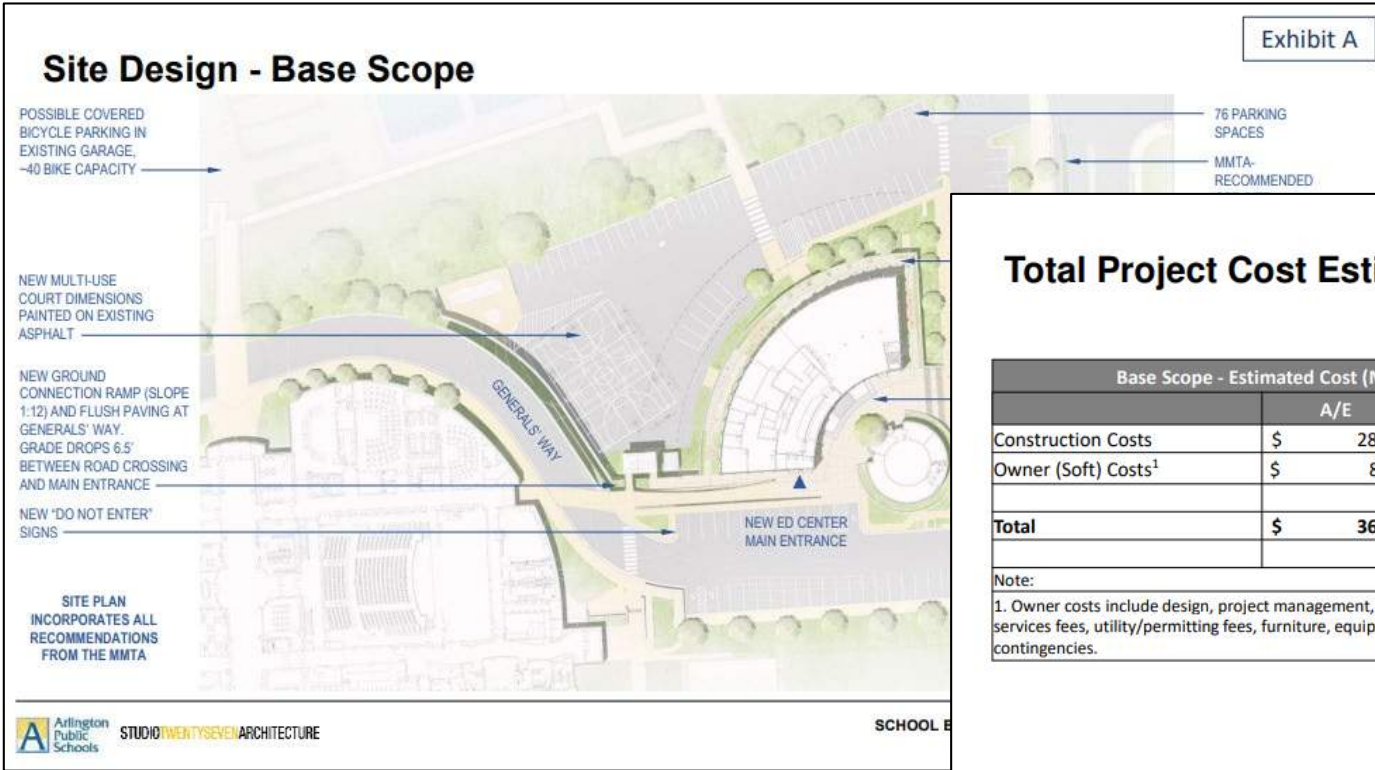
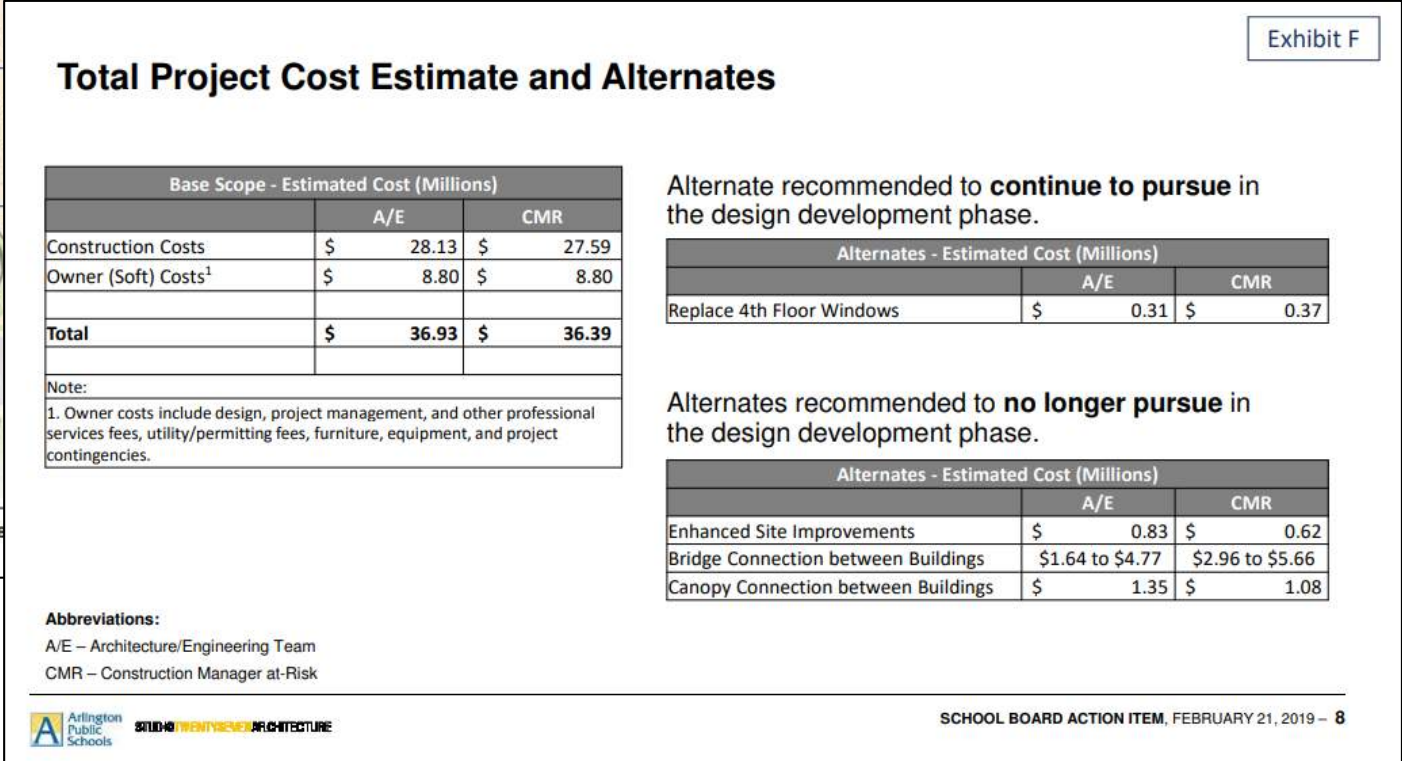


Exhibit A



Board Presentation: <https://www.apsva.us/wp-content/uploads/2019/02/190221-SB-Motion-to-approve-Ed-Center-SD.pdf>

Board Motion: <https://www.apsva.us/wp-content/uploads/2019/02/190221-F-1-Ed-Center-Reuse-SD-Presentation-wo-motion.pdf>

Use Permit Process

- APS submits application and accompanying drawings to County
- Multiple revisions typically occur responding to County staff/commission review
- APS will present the project to County commissions each of which has an opportunity for public comment
 - April 22, 2019 – E2C2 meeting
 - May 2, 2019 – Transportation Commission meeting
 - May 6 or 8, 2019 – Planning Commission meeting
- May 18, 2019 – County Board hearing which has an opportunity for public comment

4 Proposed Use Permit

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Arlington County Principles of Civic Design

- Intended to inform the design of civic facilities
- Ensure facilities meet community goals and are attractive, durable, & functional
- Supplement existing County planning documents & policies
- Each project reviewed individually- certain principles may be stressed over others

Civic Values

- Context
- Bold Architecture
- Sustainable Design
- Universal Design
- Adaptive Reuse
- Open Space
- Mixed Use

Siting & Orientation

- Building Entrances
- Emphasize Pedestrians, Bicycles, Mass Transit
- Circulation
- Outdoor Spaces

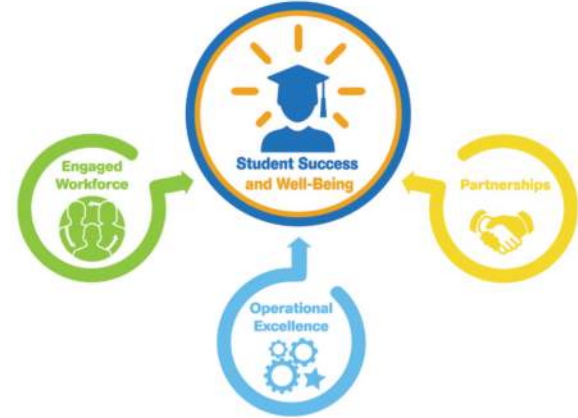
Building Form

- Massing
- Scale
- Hierarchy

Building Details & Materials

- Pedestrian Scale
- Public art & Architecture
- Durable Materials
- Consistency
- Sense of Place

APS Strategic Plan - Design Principles



APS STRATEGIC PLAN 2018-2024 GOALS

Student Success: Multiple Pathways To Student Success

Student Well-Being: Healthy, Safe, And Supported Students

Engaged Workforce

Operational Excellence

Partnerships: Strong And Mutually Supportive Partnerships

DESIGN PRINCIPLES

Safety + Security

Maintain safe, secure spaces while creating environments which enrich learning and emphasize transparency and community

Short-Term Agility + Long-Term Adaptability

Create spaces which are agile in their day to day use, while being adaptable to future changes in program and learning methods

High-Performance Learning Environments

Spaces are to perform at the highest levels for the following:

- Thermal comfort
- Indoor air quality
- Acoustics
- Daylight + views
- Transparency
- Technology
- Community use
- Active schools

Universal Design

Spaces should be designed and composed so they are accessible, understood and useful for all

Adherence To Budget

Building elements should be assessed for meeting the required design function through economical means

Sustainability

To the greatest extent possible the final design should minimize the impact on the environment through thoughtful site design, carefully managed water use, innovative energy and exterior envelope solutions, selective material use and a holistic approach to the interior design.

Summary of Design Changes Since Schematic Design

- Site/ Transportation Changes
 - New bicycle parking split to two locations, covered and uncovered.
 - Parking lot striping revisions
 - Added dispersed pickup/dropoff locations
- Building design changes
 - No major changes to locations of main entry and publicly accessible program spaces like the Main Office and the Commons spaces.
 - Floor plan refinements including stair and restroom locations to improve long-term adaptability.

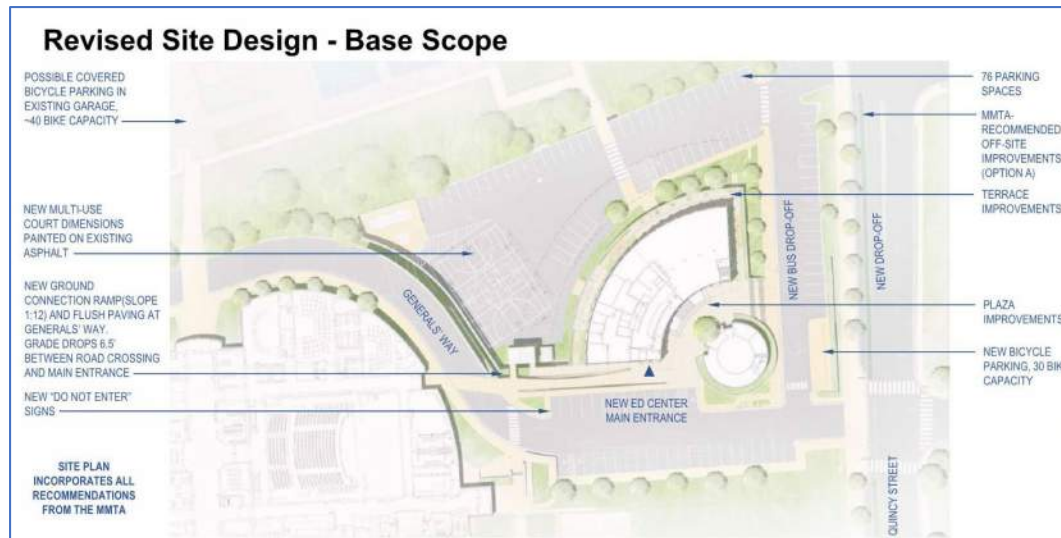
Site Design

Existing Campus



Site design – base and alternate we showed last meeting

- Both provide the same pedestrian improvements, including the ramp and stair between W-L and Ed Center
- Both provide the same bicycle improvements, including the new bicycle parking at North Quincy
- Both provide the same motor vehicle parking improvements, including providing 70 parking spaces in the Ed Center lot.
- The difference was in whether the parking lot is redeveloped as a multiuse court

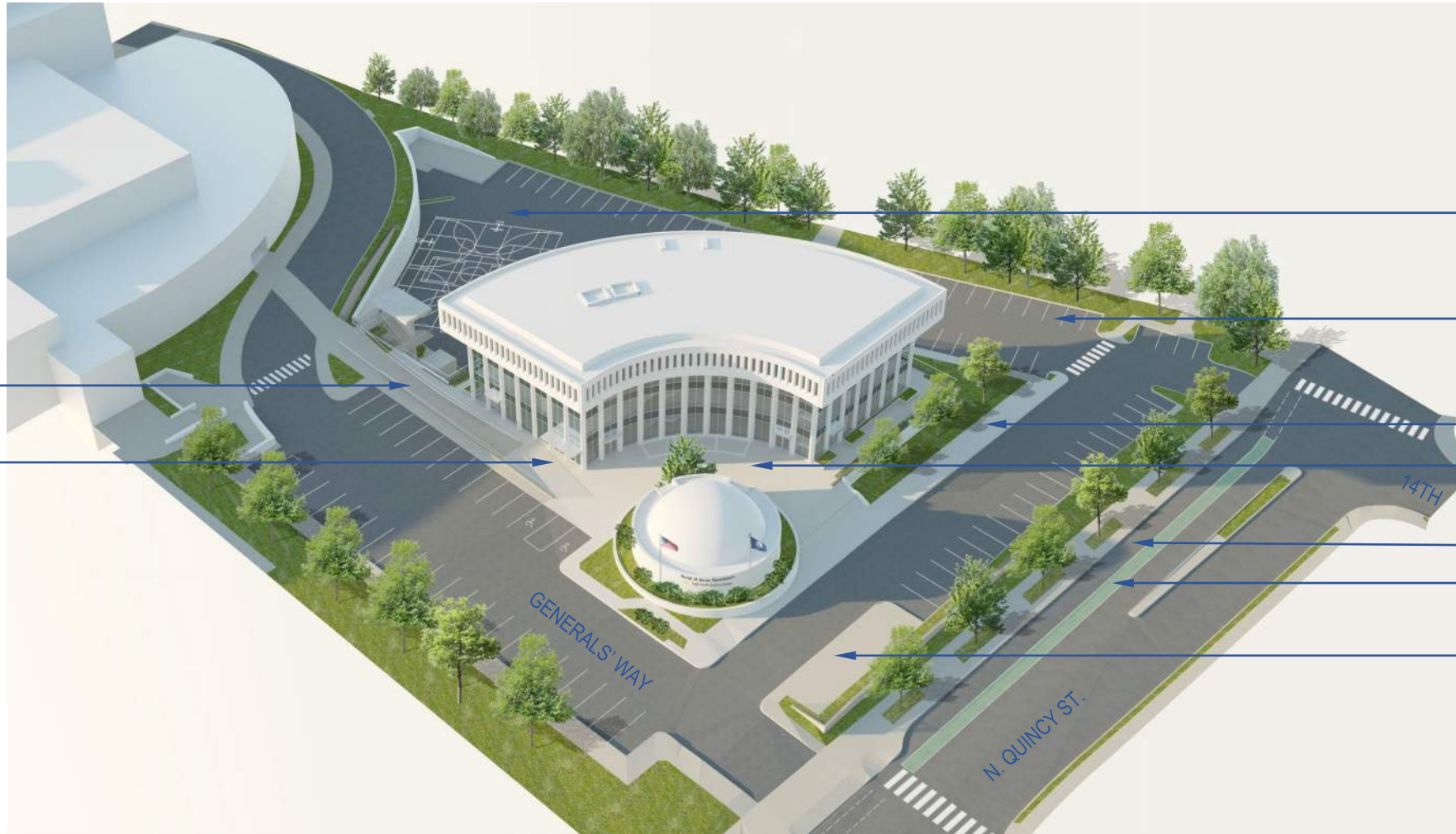


Site Design – base scope we showed last meeting

NEW GROUND CONNECTION RAMP(SLOPE 1:12) AND FLUSH PAVING AT GENERALS' WAY. GRADE DROPS 6.5' BETWEEN ROAD CROSSING AND MAIN ENTRANCE

NEW ED CENTER MAIN ENTRANCE

SITE PLAN INCORPORATES ALL RECOMMENDATIONS FROM THE MMTA



COURT STRIPING ON EXISTING ASPHALT

76 PARKING SPACES

BUS DROP-OFF

PLAZA IMPROVEMENTS

CAR DROP-OFF

OFF-SITE IMPROVEMENTS

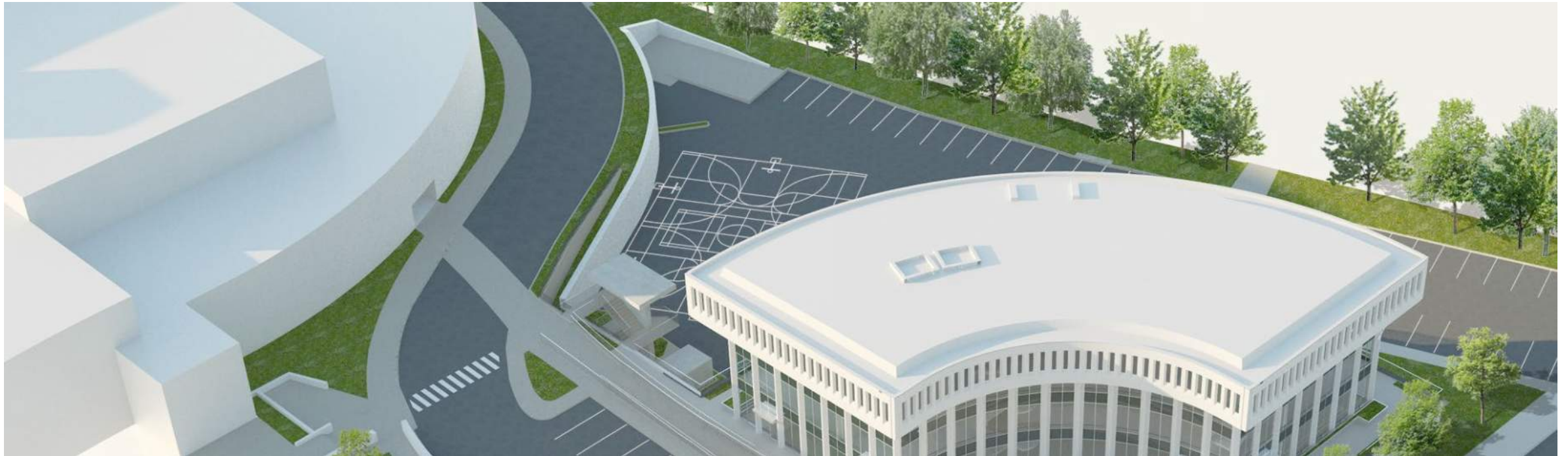
NEW BICYCLE PARKING, 30 BIKE CAPACITY. POSSIBLE COVERED BICYCLE PARKING IN EXISTING GARAGE, ~40 BIKE CAPACITY

What we heard about site design last meeting and subsequently

- BLPC and PFRC Schematic Design recommendation letters
 - Highlighted the bike lane/ pickup-dropoff lane for further consideration
 - Highlighted the general desirability of a multiuse court
- School Board Schematic Design Approval
 - Approved base scope, not the alternate, for the site design
- County Staff comments on draft Use Permit submission
 - Do not assume the use of N Quincy St for any accommodation of school transportation needs.
 - The multiuse court is desirable as a unplanned new asset in the community
 - Incorporate canopy trees wherever possible (which is already part of the design)
 - Provide Historic American Building Survey (HABS) –level photography of the existing building.
 - Other standard school use permit conditions, e.g. minimize energy use intensity.
- School Staff comments on Use Permit submission
 - The multi-use court is not desirable nor an APS instructional requirement for the project

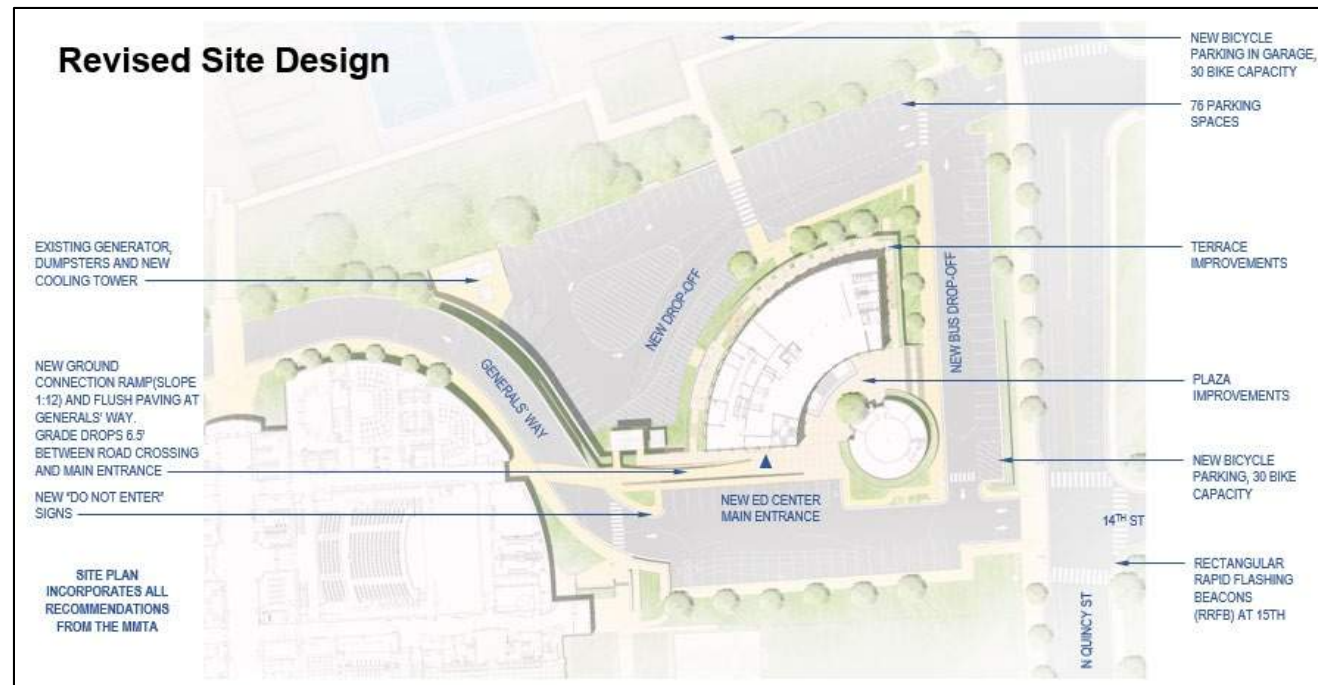
School Staff comments on multi-use court

- Outdoor space was not part of the Educational Specifications that were developed by APS Department of Teaching and Learning, W-L, and Design and Construction staff
- It is not required or desired by physical education staff
- School staff find its particular location challenging to supervise

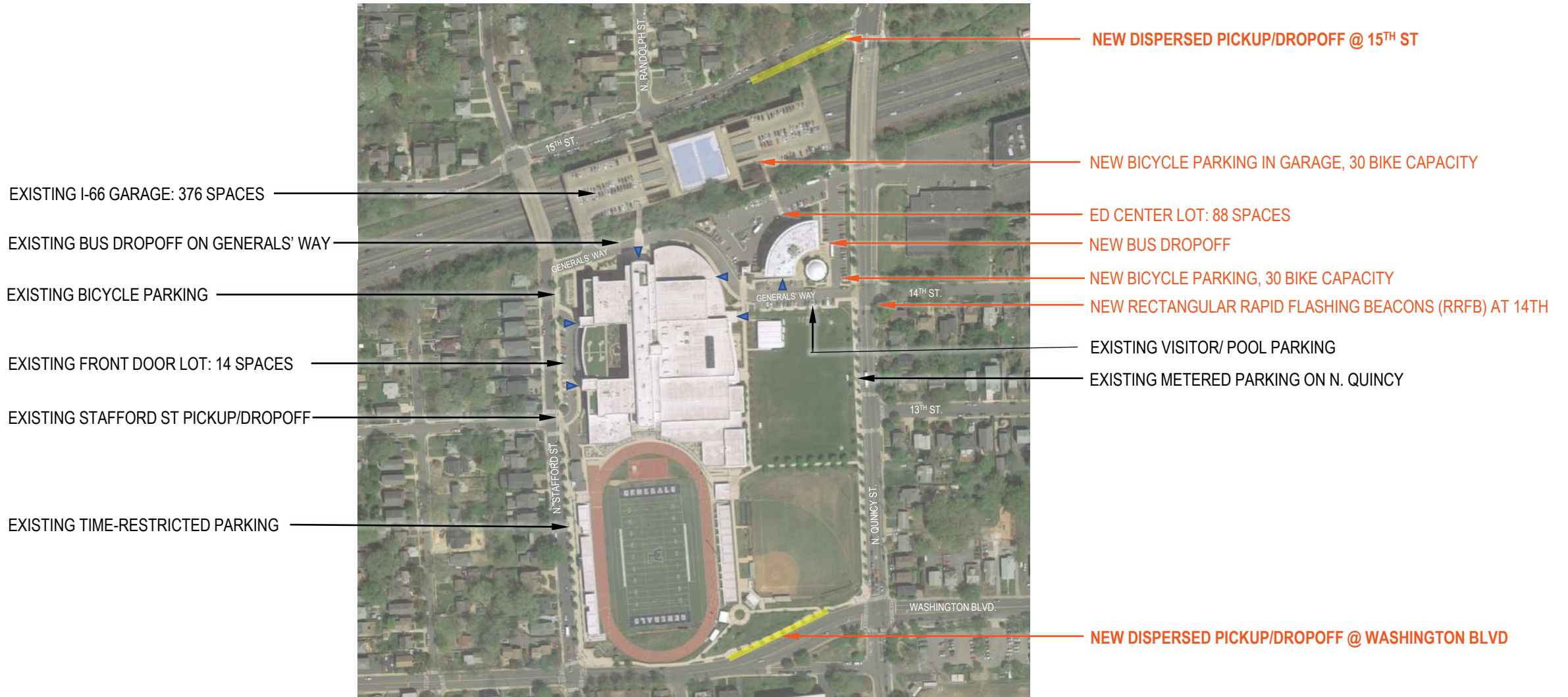


County Staff Comments on Use Permit Documents

- County comments on Draft Use Permit submission prompted a revised site plan for the formal Use Permit application which included pickup/dropoff on-site, as shown below.
- Further discussions with County staff resulted in another site plan revision to move pickup/dropoff to dispersed locations addressing County concerns related to impact on all traffic modes on Quincy St.



Revised Site Design - Campus



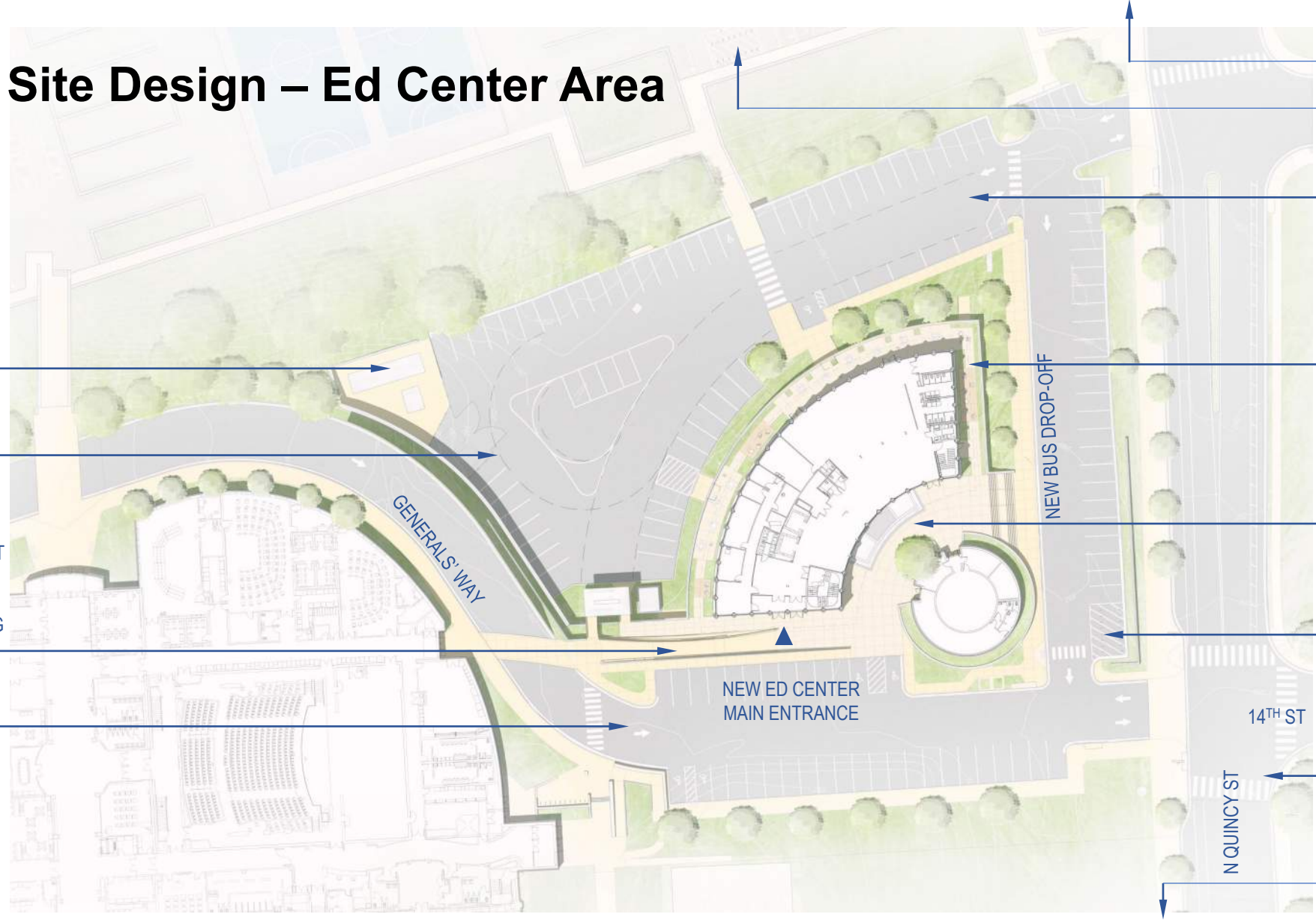
Revised Site Design – Ed Center Area

EXISTING GENERATOR, DUMPSTERS AND NEW COOLING TOWER

DASHED LINE = FIRE TRUCK ACCESS

NEW GROUND CONNECTION RAMP (SLOPE 1:12) AND FLUSH PAVING AT GENERALS' WAY. GRADE DROPS 6.5' BETWEEN ROAD CROSSING AND MAIN ENTRANCE

NEW "DO NOT ENTER" SIGNS



NEW 15TH ST. PU/DO

NEW BICYCLE PARKING IN GARAGE, 30 BIKE CAPACITY

88 PARKING SPACES (18 MORE THAN ORIGINALLY PLANNED, TO OFFSET THE SPACES RESTRICTED ON 15TH STREET

NEW TERRACE IMPROVEMENTS

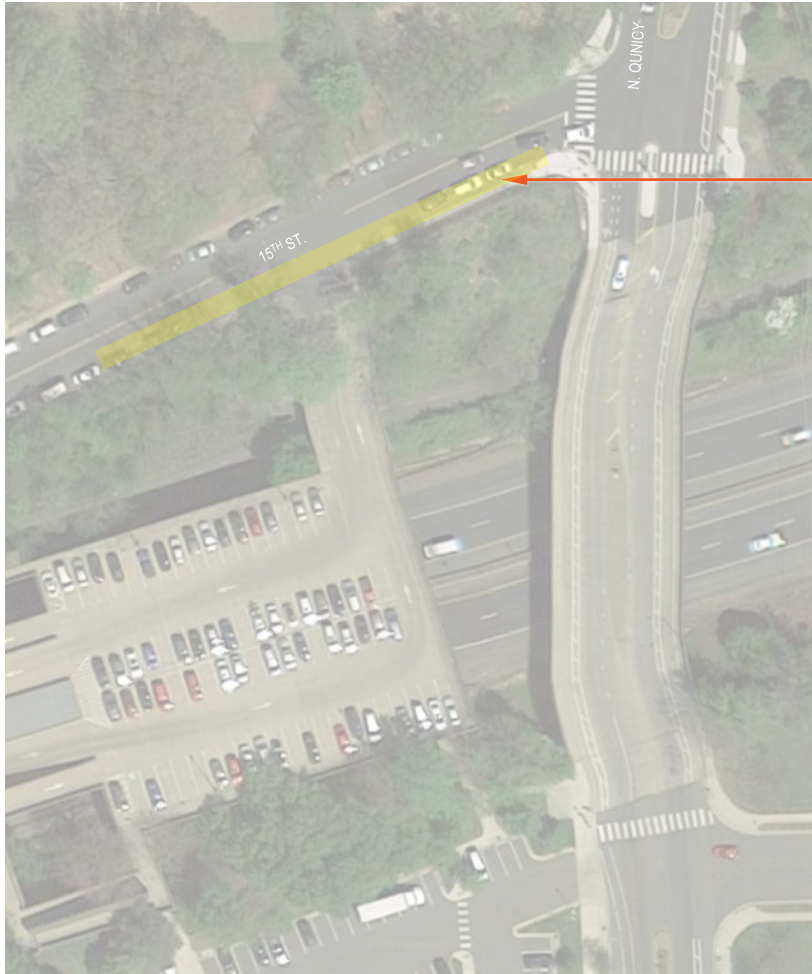
NEW PLAZA IMPROVEMENTS

NEW BICYCLE PARKING, 30 BIKE CAPACITY

NEW RECT. RAPID FLASHING BEACONS (RRFB) AT 14TH

NEW WASH. BLVD. PU/DO

Dispersed Pickup/Dropoff – 15th Street



NEW DISPERSED PICKUP/DROPOFF @ 15TH ST
DEFINED BY NEW SIGNAGE SIMILAR TO
THE EXISTING TIME-RESTRICTED SIGNAGE ON STAFFORD



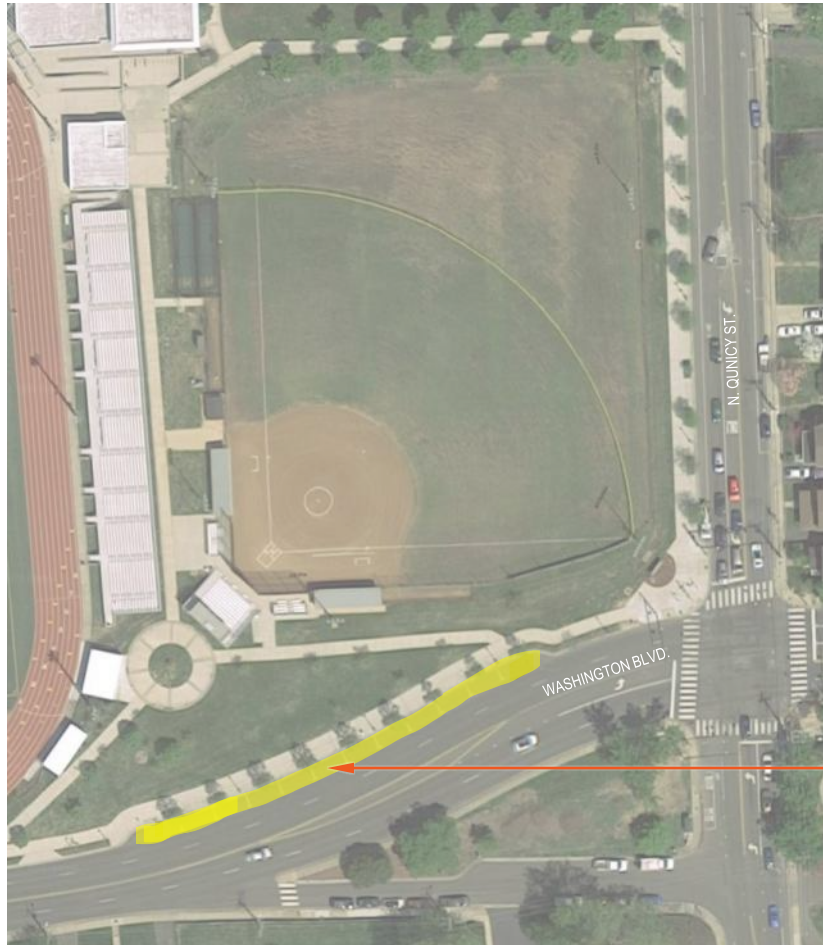
STREET VIEW LOOKING TOWARD QUINCY



TIME-RESTRICTED SIGNAGE
CREATES NO-PARKING ZONE
DURING PICKUP/DROPOFF

OVERHEAD VIEW

Dispersed Pickup/Dropoff – Washington Boulevard

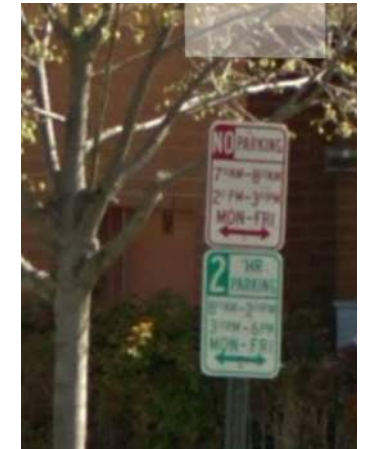


OVERHEAD VIEW



STREET VIEW LOOKING TOWARD QUINCY

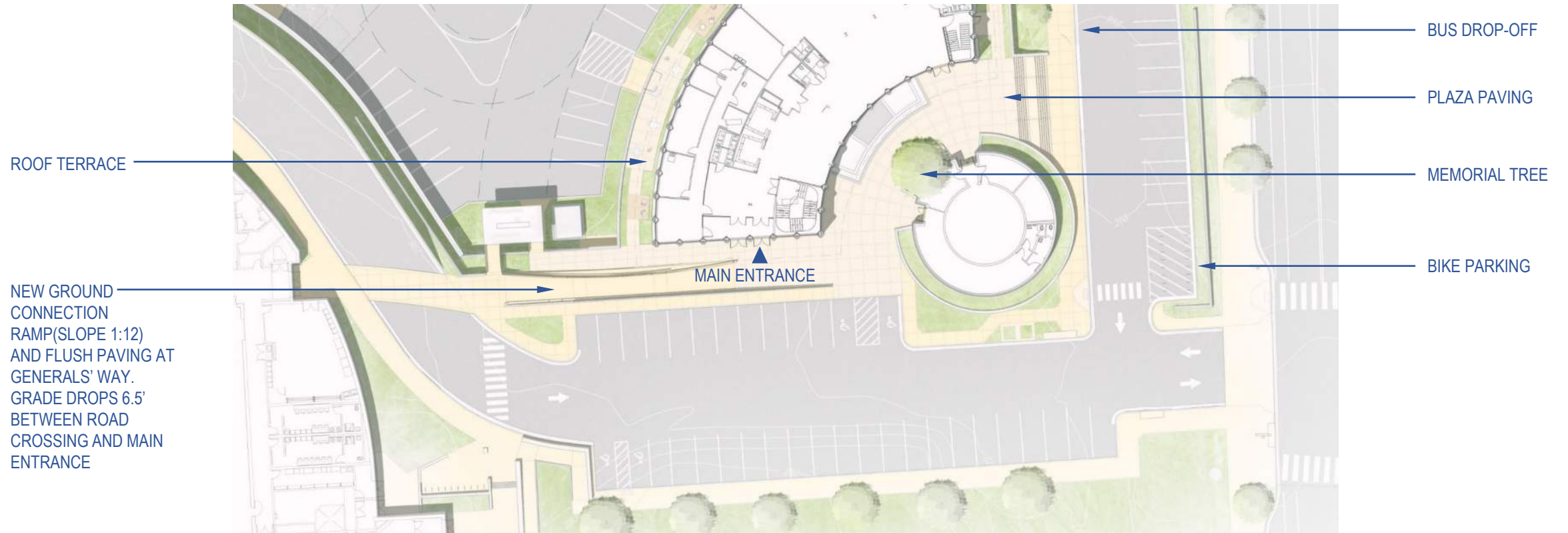
NEW DISPERSED PICKUP/DROPOFF @ 15TH ST
DEFINED BY NEW SIGNAGE SIMILAR TO
THE EXISTING TIME-RESTRICTED SIGNAGE ON STAFFORD



TIME-RESTRICTED SIGNAGE
CREATES NO-PARKING ZONE
DURING PICKUP/DROPOFF

Minor revisions to Main Entry Area

- The base of the ramp moved about 9' to accommodate the entry doors.



Minor revisions to Main Entry Area

- New entry doors shifted to improve entry inside the building
- Ramp width remains similar to a high school corridor

PREVIOUS



REVISED



Minor revisions to Main Entry Area

- New entry doors shifted to improve entry inside the building
- Ramp width remains similar to a high school corridor

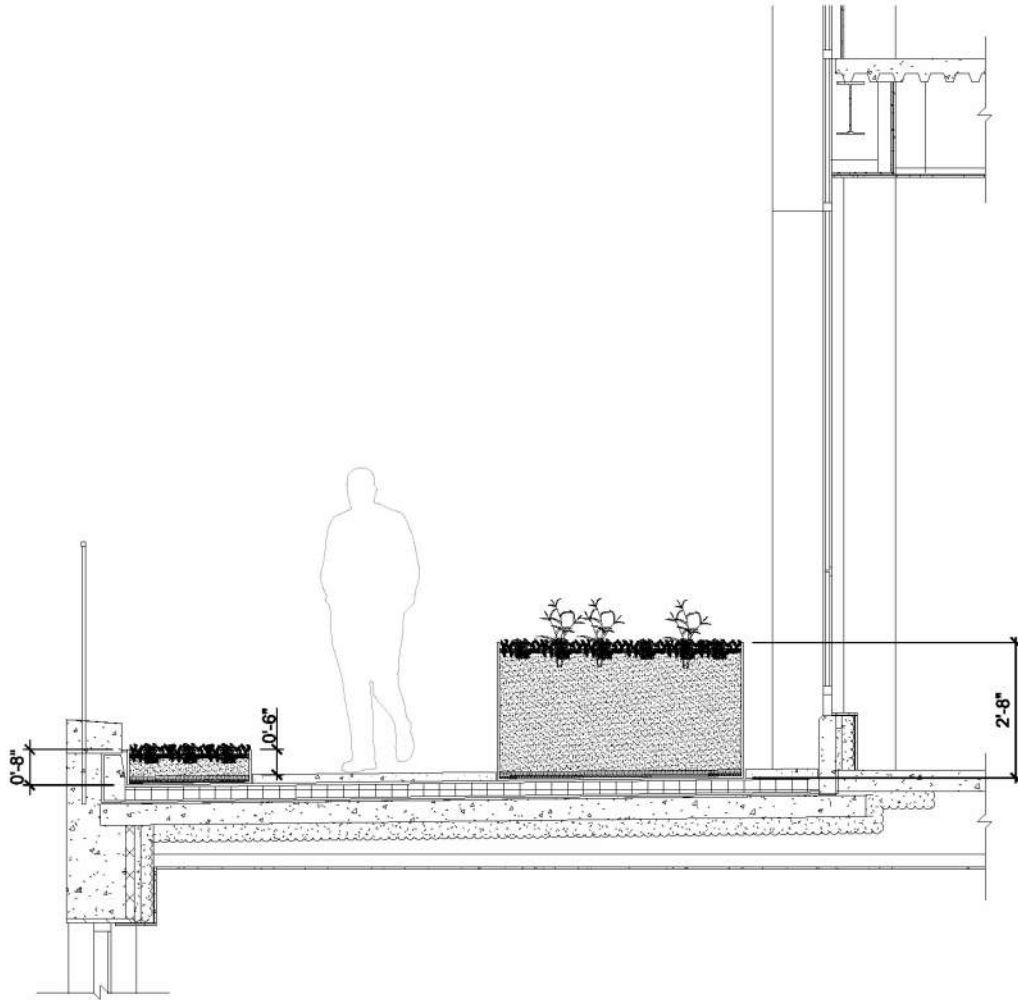
PREVIOUS



REVISED



No changes to Proposed Roof Terrace



Building Design

Summary of Building Design Changes Since Schematic Design

- No major changes to the exterior from Schematic Design Option A, which is the design approved by the School Board.
- Floor plan refinements including stair and restroom locations to improve long-term adaptability, which is one of the APS project design principles.
- No major changes to locations of main entry and publicly accessible program spaces like the Main Office and the Commons spaces.



BUILDING DESIGN



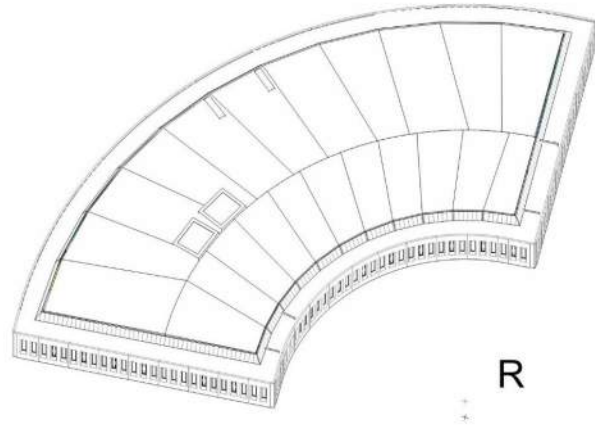
BUILDING DESIGN



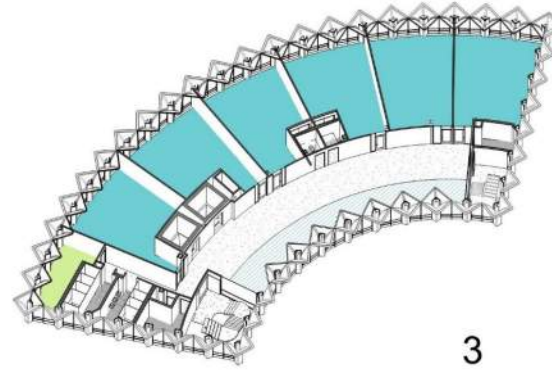




Floor Plans



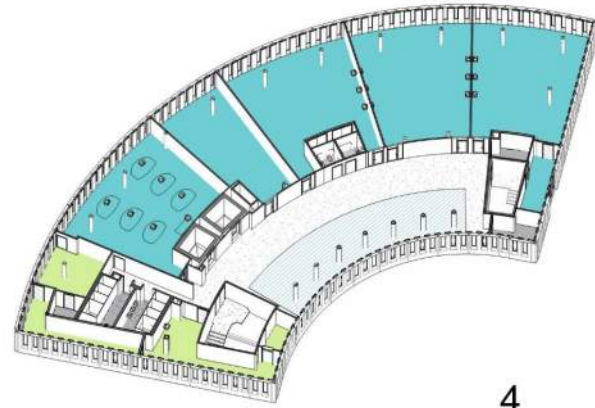
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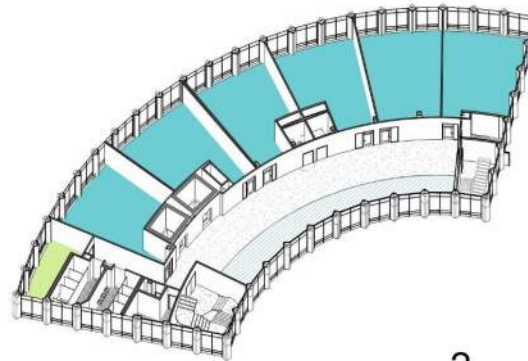
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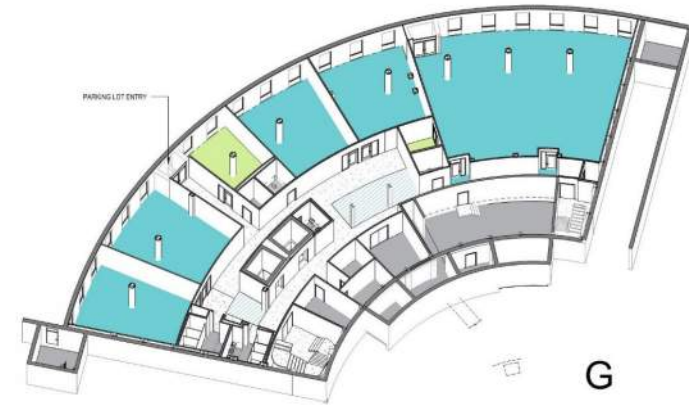
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4



2



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Classrooms / Collaboration

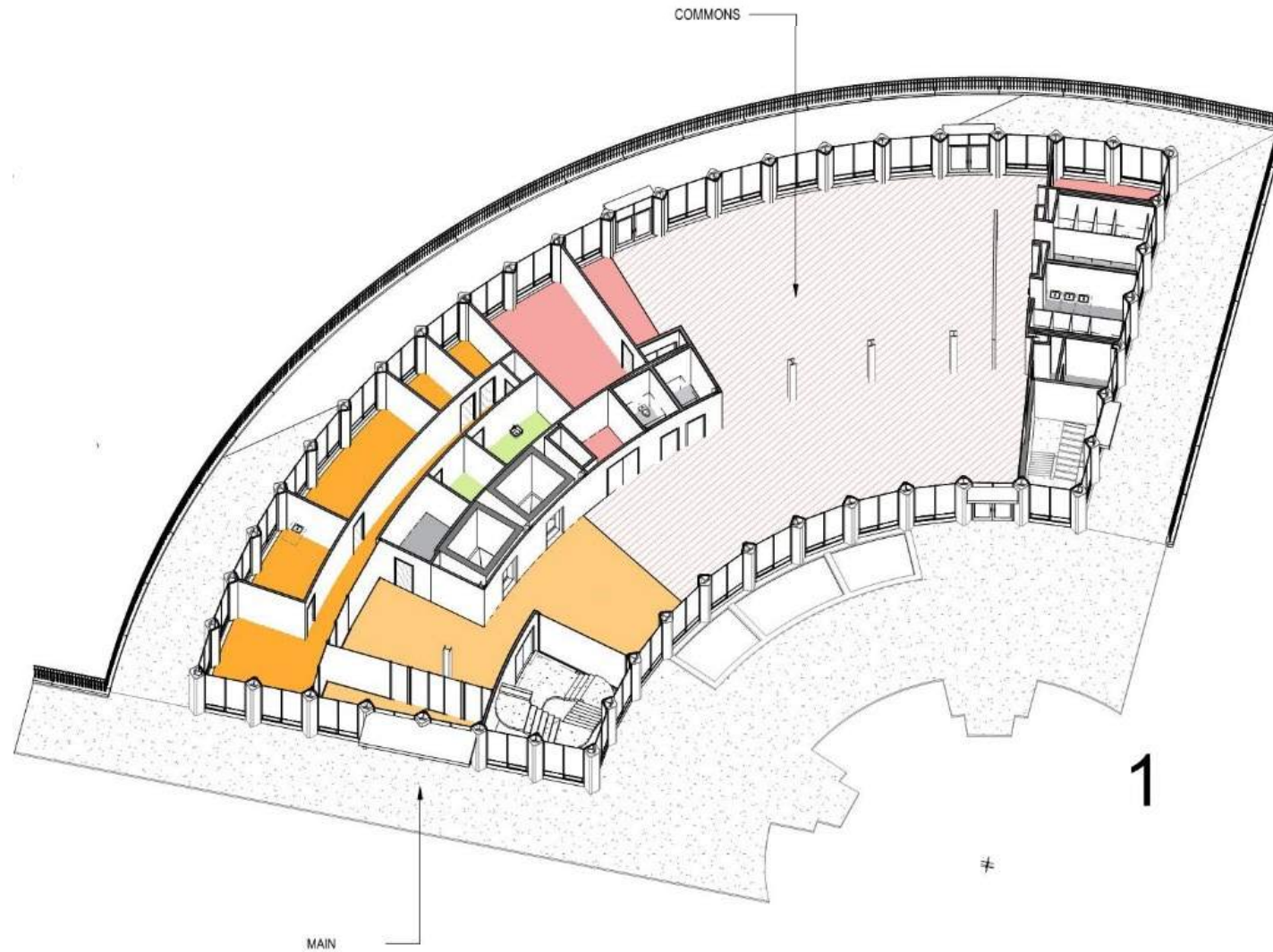
 Commons / Support

 Instructional Support

 Administration

 Building Support

First Floor



- Classrooms / Collaboration
- Commons / Support
- Instructional Support
- Administration
- Building Support



5 Committee Discussion

A photograph of two children, a girl on the left and a boy on the right, sitting at a table with laptops. The girl is wearing glasses and a light-colored sweater with a graphic. The boy is wearing a dark sweater with a graphic. They appear to be in a classroom or computer lab. A chalkboard with the words "Parents Ask" is visible in the background. The entire image has a blue tint.

6 Public Comments

7 Next Steps + Adjourn

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Next Steps

- April 22, 2019 – E2C2 meeting
- May 2, 2019 – Transportation Commission meeting
- May 6 or 8, 2019 – Planning Commission meeting
- May 18, 2019 – County Board hearing

Adjourn

1. The APS Project Manager is:
Robin Hodges
(703) 872-9175
robin.hodges@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