

NEW ELEMENTARY SCHOOL

REED SITE, ARLINGTON PUBLIC SCHOOLS
SEPTEMBER 10, 2019

FINAL DESIGN AND
TARA LEEWAY HEIGHTS COMMUNITY MEETING



VMDO

Gilbane

CBRE HEERY



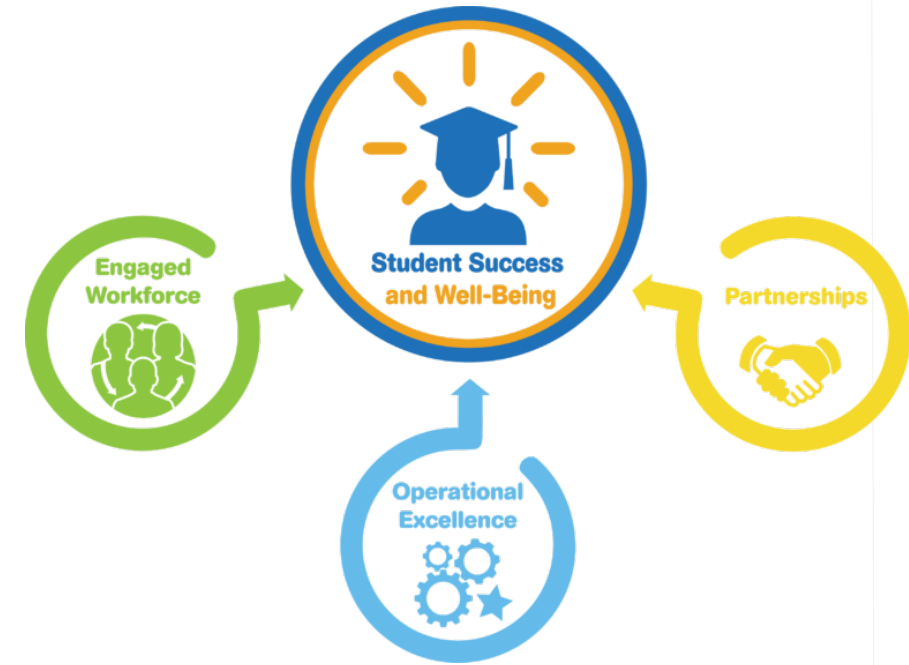
FINAL DESIGN & PRE-CONSTRUCTION MEETING

COMMUNITY MEMBERS
BUILDING LEVEL PLANNING COMMITTEE
PUBLIC FACILITIES REVIEW COMMITTEE

- 1. Welcome/Opening Remarks**
- 2. Process & Schedule**
- 3. Final Design**
- 4. Next Steps**
- 5. Discussion**
- 6. Adjourn**

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/>

PROJECT TEAM



Arlington Public Schools
Owner



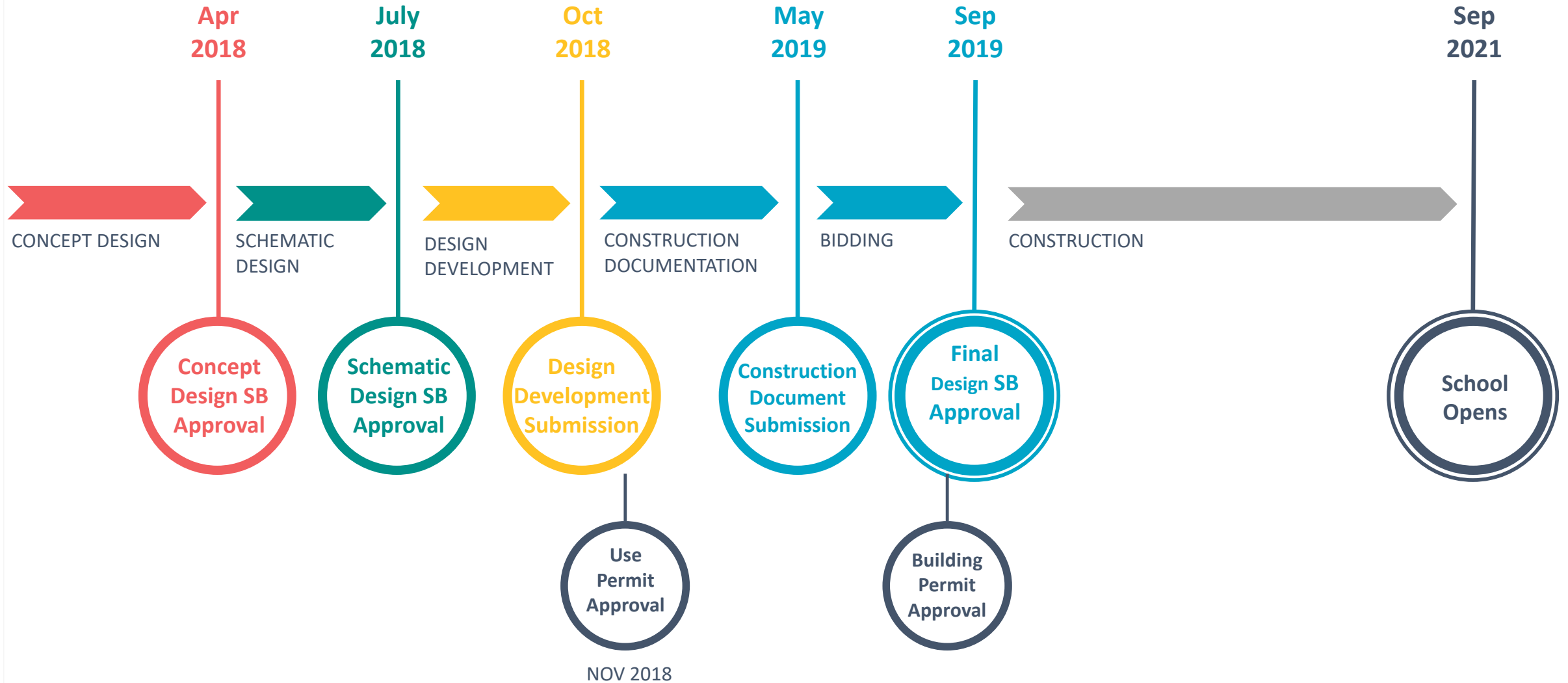
Architect



Contractor

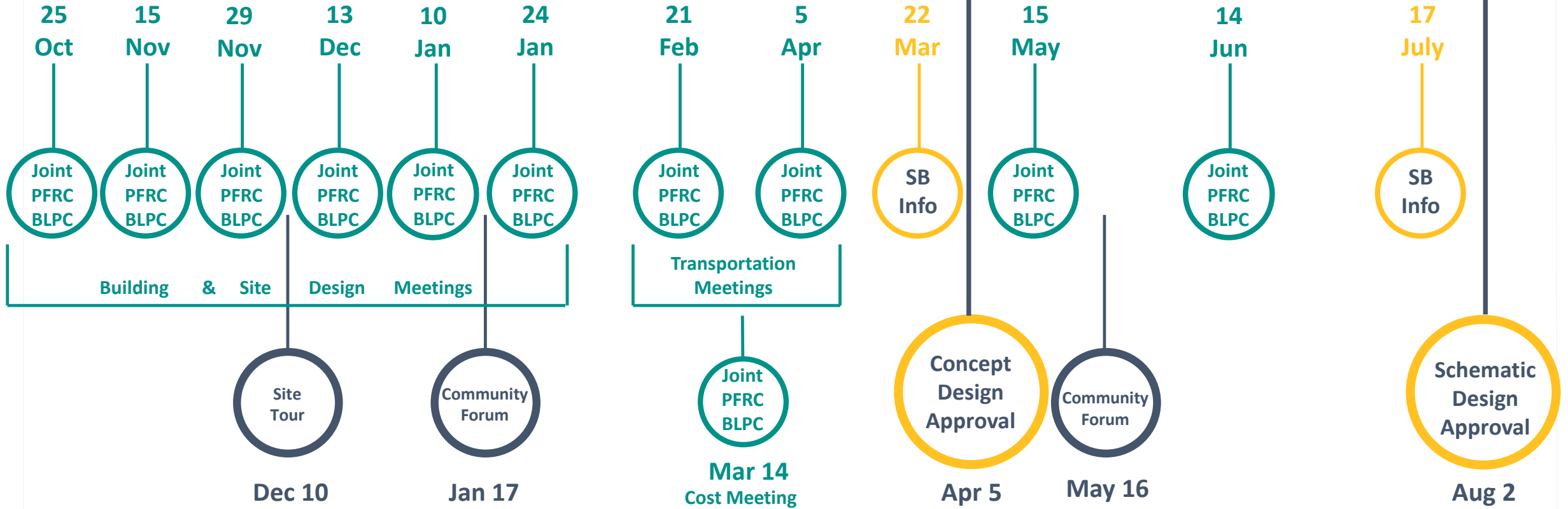


Construction Manager



CONCEPT DESIGN

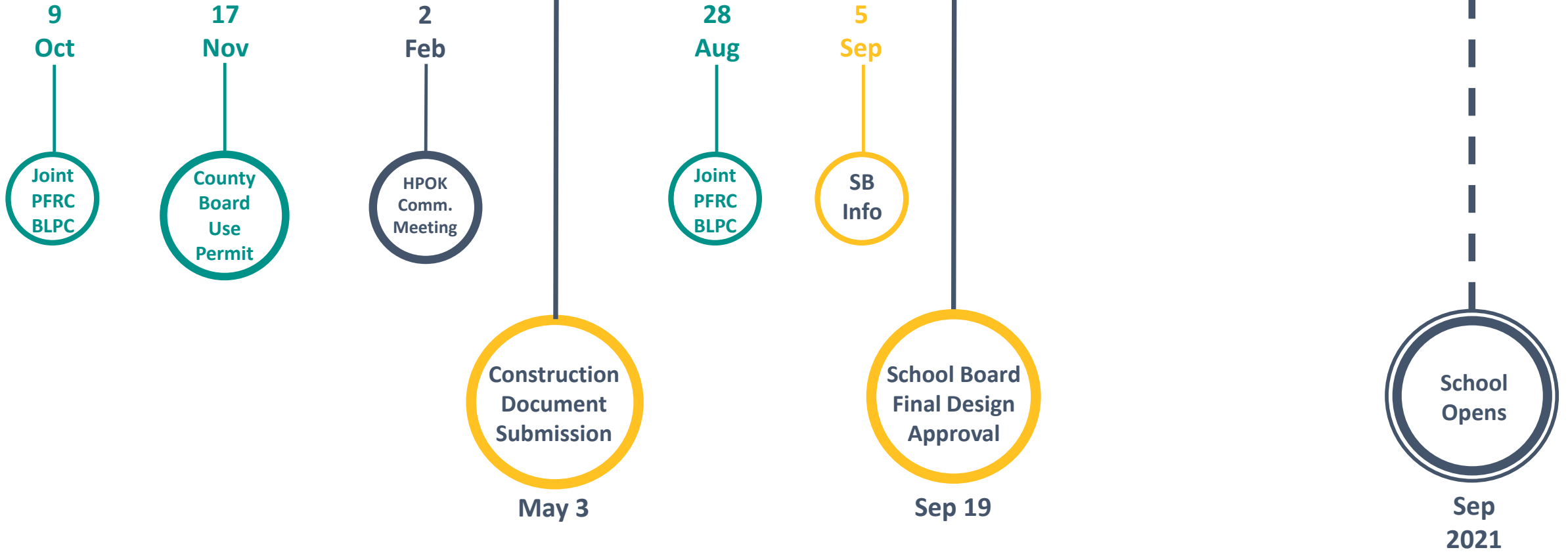
SCHEMATIC DESIGN



DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS

BIDDING

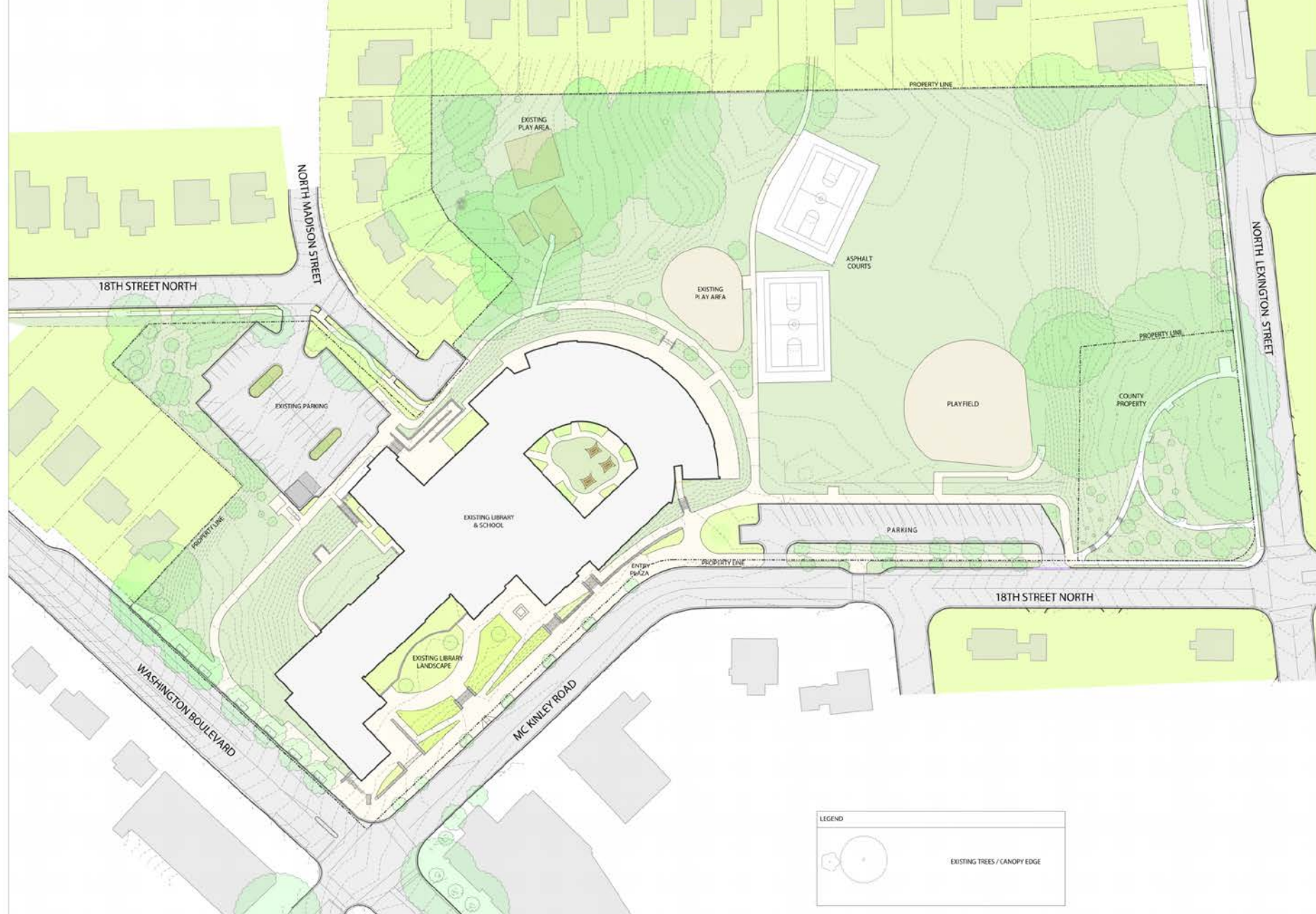
CONSTRUCTION



PROJECT UPDATES SINCE OCTOBER 9, 2018 BLPC/PFRC MEETING

- November 17, 2018 – County Board approval of Use Permit
- February 2, 2019 – HPOK Community Meeting
- Completed amendment to Westover Farmer's Market lease to modify access during and after construction
- Completed lease amendment and construction Memorandum of Understanding (MOU) with Westover Branch Library
- Received approval of Civil Engineering Plan (CEP)
- Nearing building permit approval





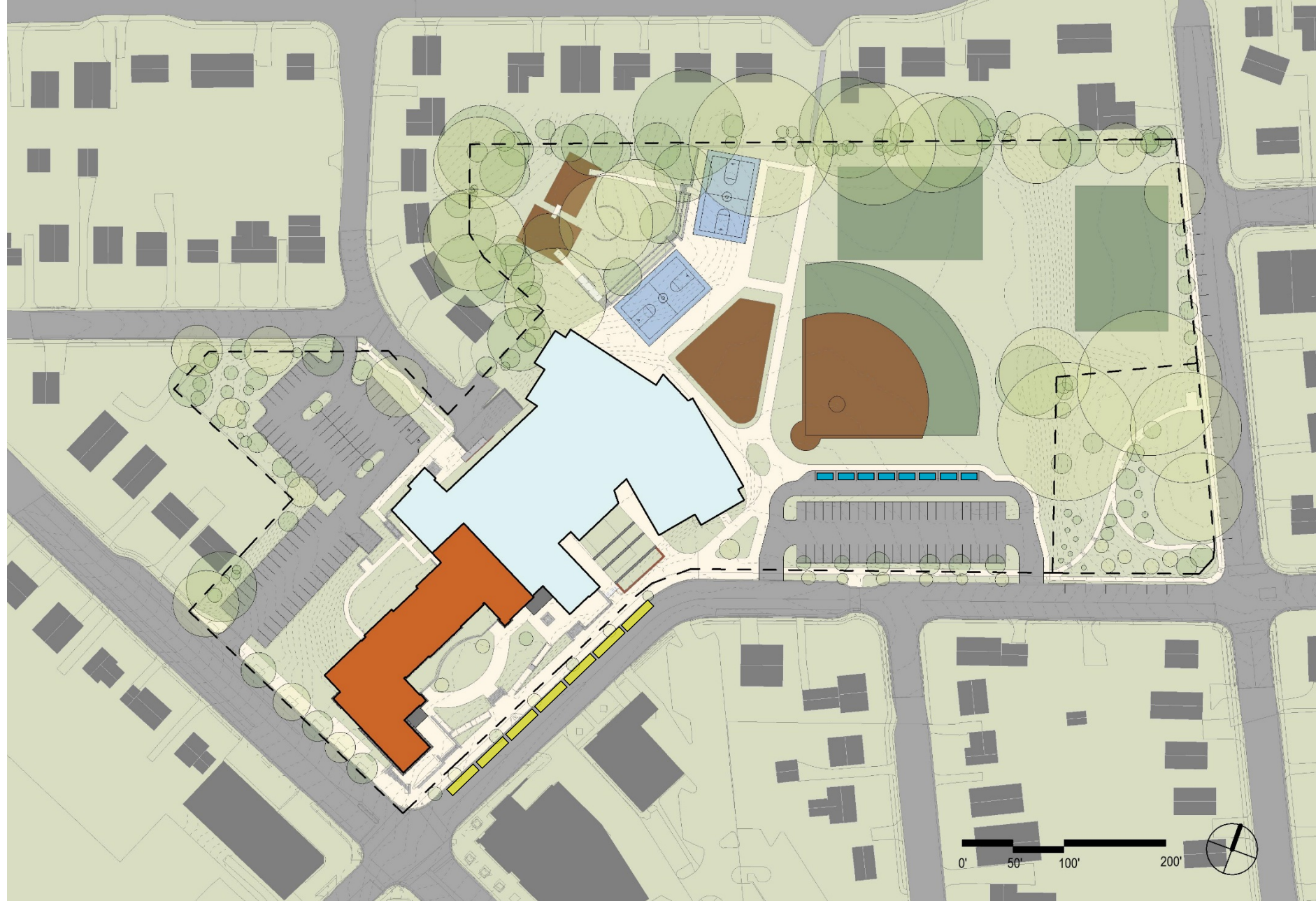
CONCEPT DESIGN RECOMMENDED SCHEME

Pros

- Lowest loss of open / permeable space
- Low transition time between classes
- Lowest total energy use per SF
- Lowest required parking
- Builds up on small footprint
- Keeps the most site amenities
- Preferred by BLPC, PFRC, and community members

Cons

- Minor utility relocation
- Four-story building next to two-story building and homes
- Demolishes a portion of an existing asset that is only 9 years old



FINAL SCHEMATIC DESIGN

On-site parking:
133 spaces (9 over min)

Space for 7 buses to
load/unload at suggested
location

Space for a total of 30
cars to queue on-site in
two rows

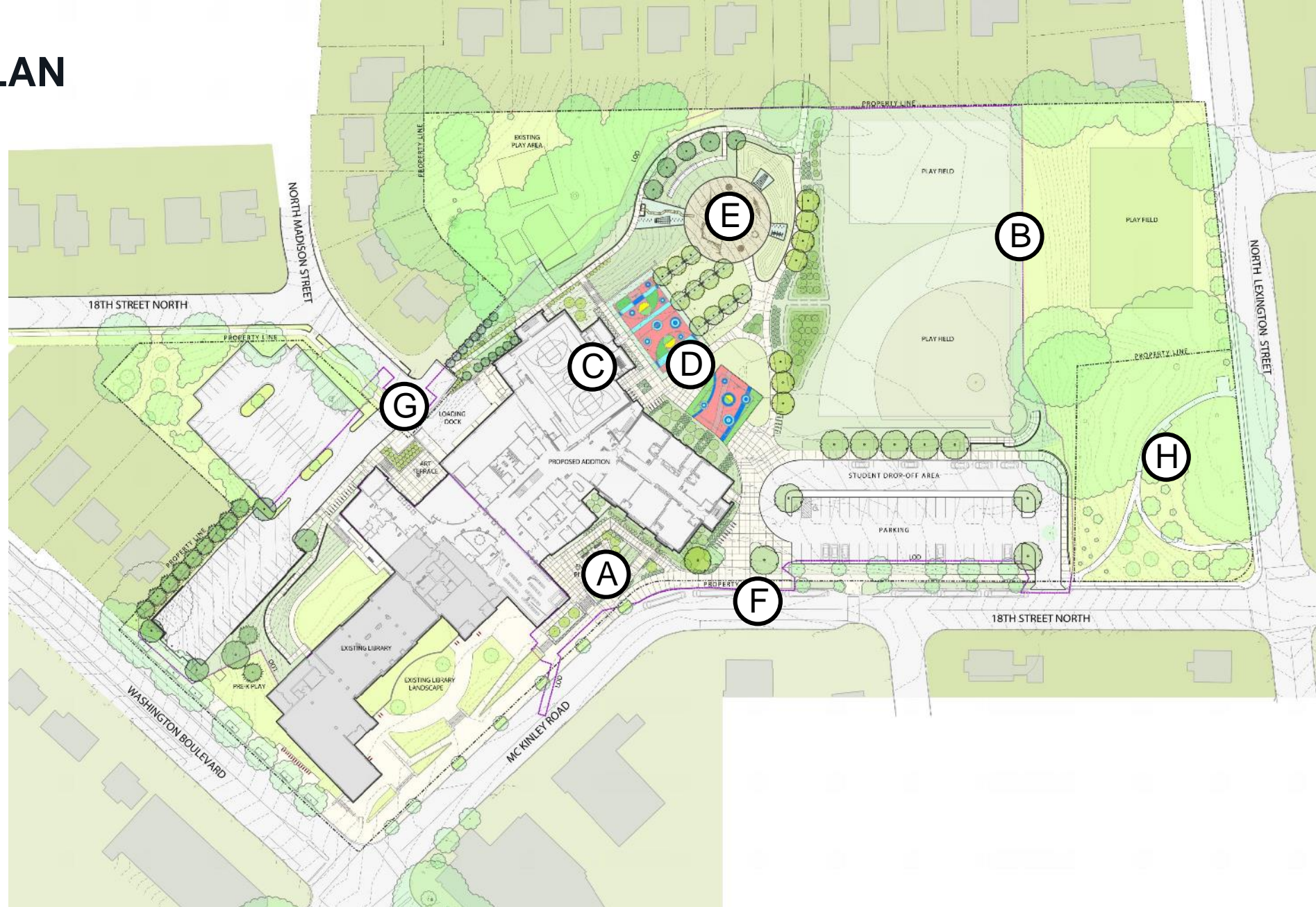
Interior Class 1 bike
storage with 2 showers

Exterior bike racks



USE PERMIT 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/18th 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%**



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





Impervious Areas (sf)

Existing

Building:	52,744
Play Courts:	16,272
Other Paving:	46,741
Parking:	26,476
Total:	142,233
% of site:	39%

Proposed Design

Building:	58,303
Play Courts:	8,788
Other Paving:	51,596
Parking:	44,645
Total:	163,332
% of site:	45%



PROPOSED DESIGN

On-site parking:
124 spaces

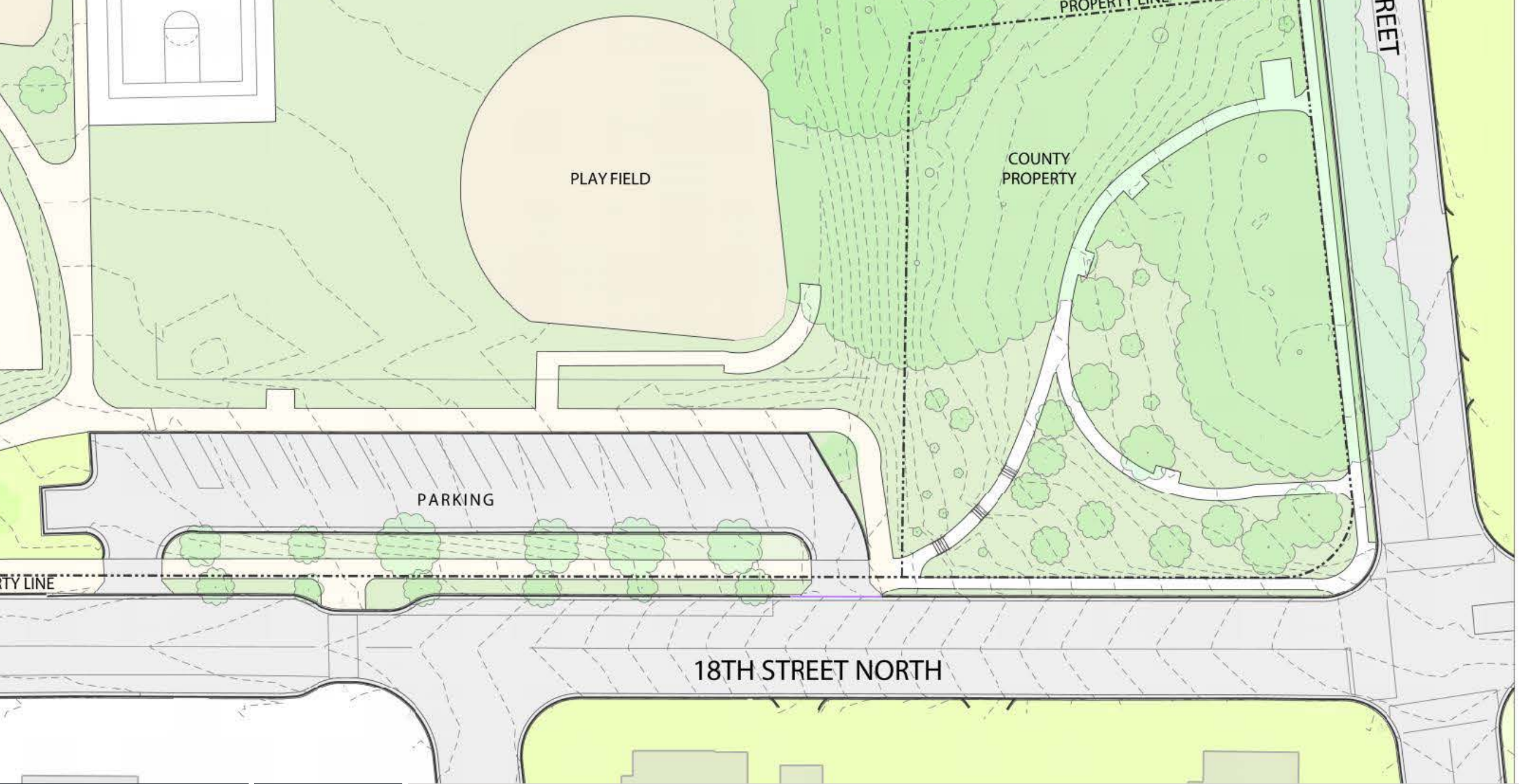
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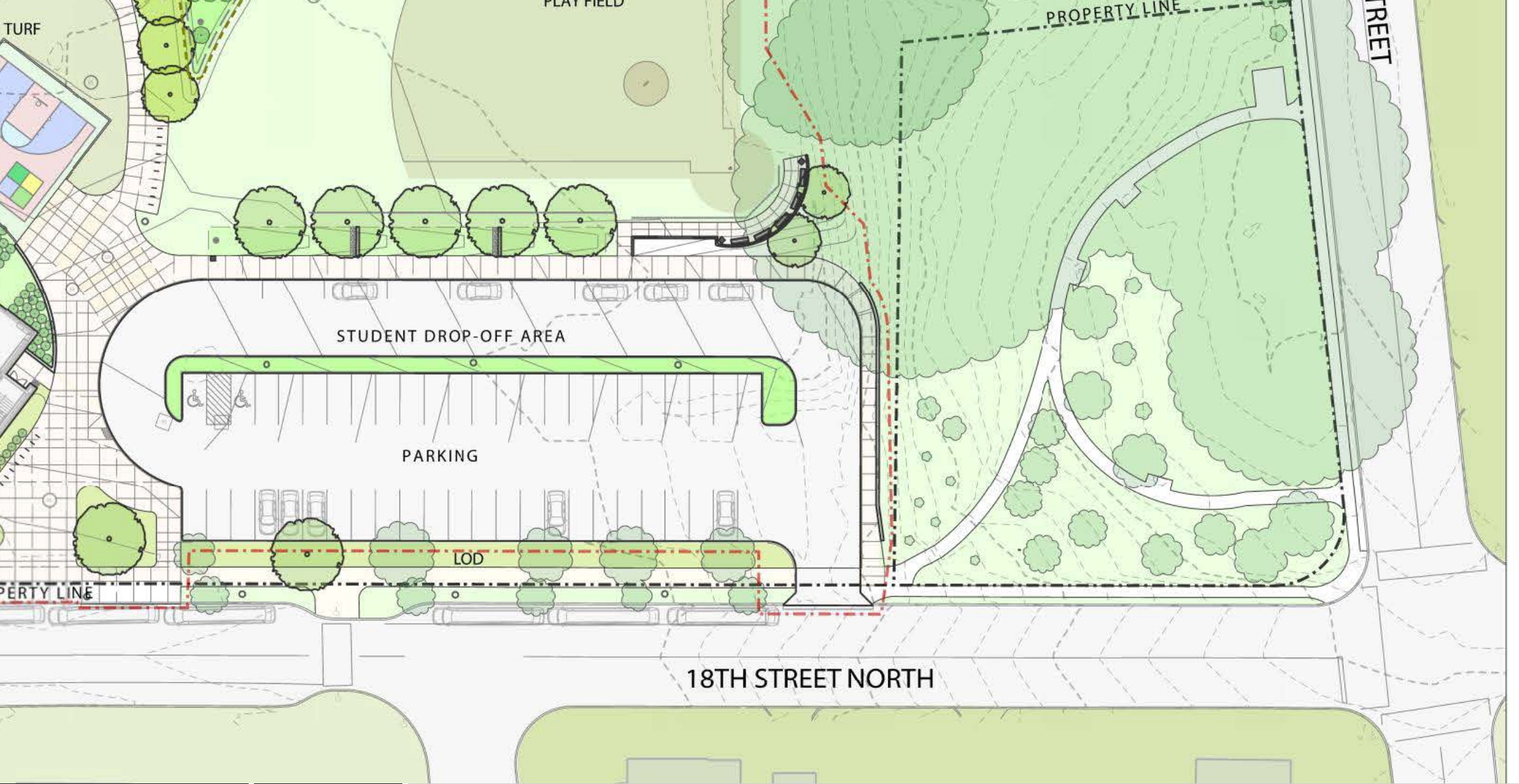
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16 interior Class 1 bike
storage with 2 showers

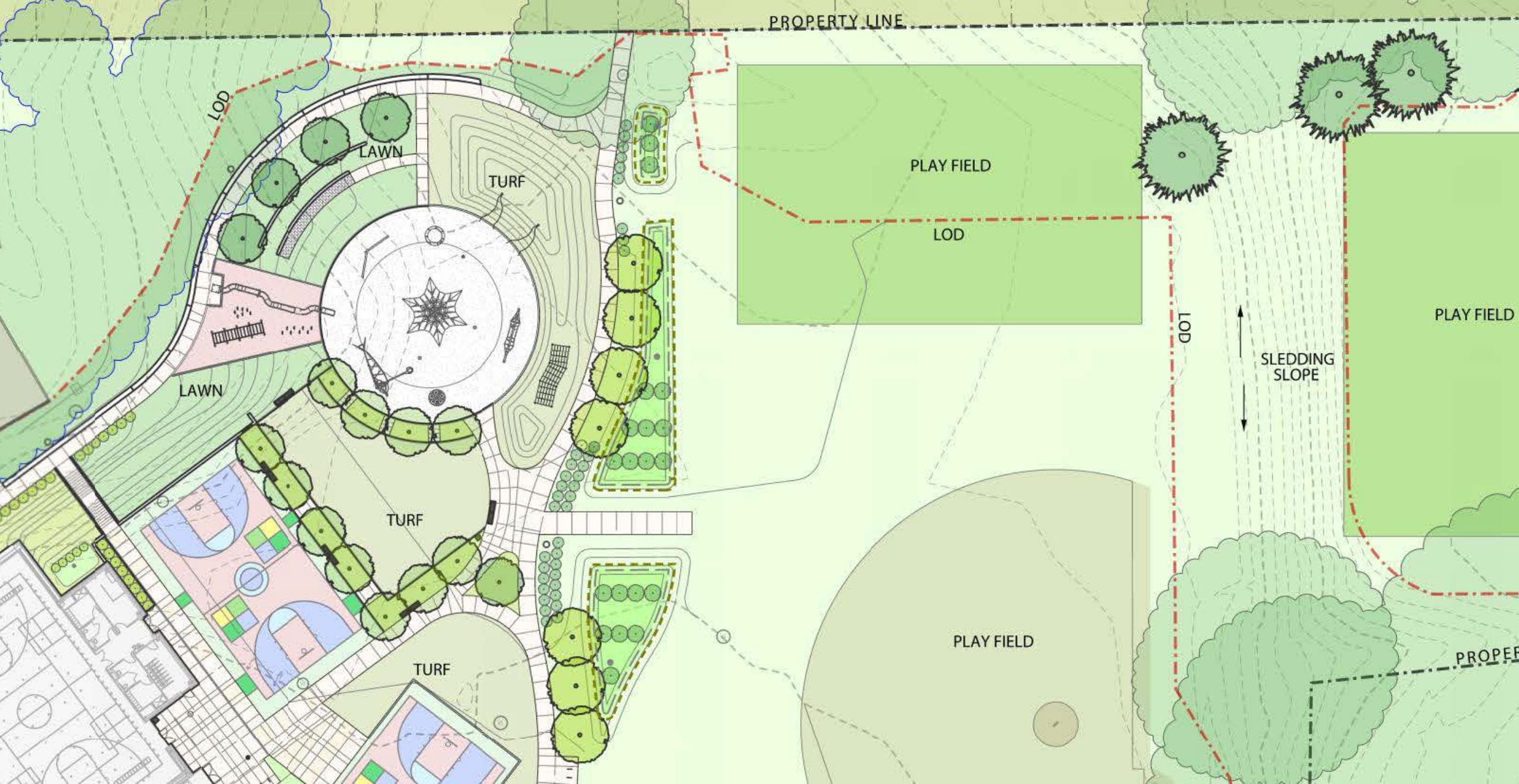
74 exterior bike racks

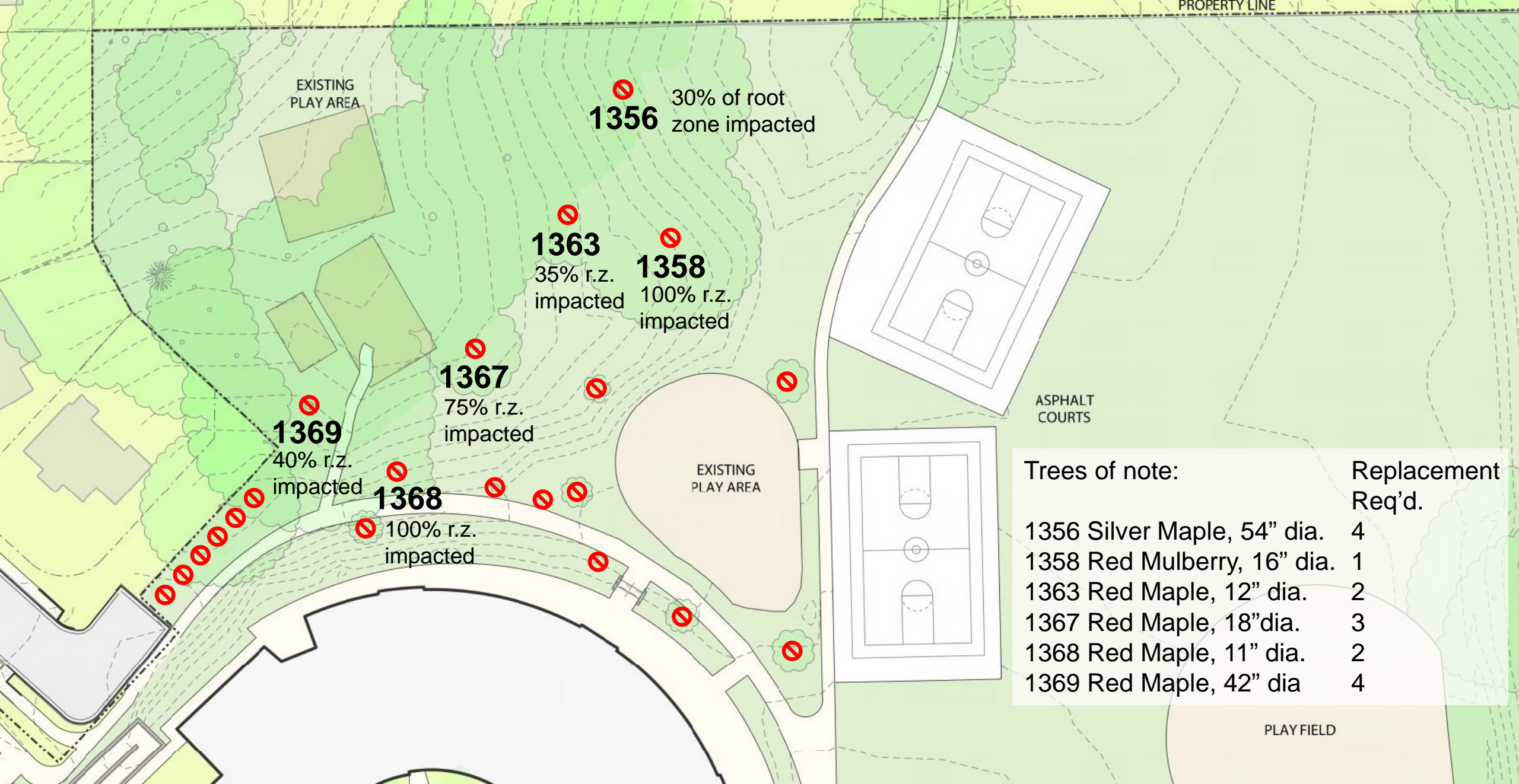


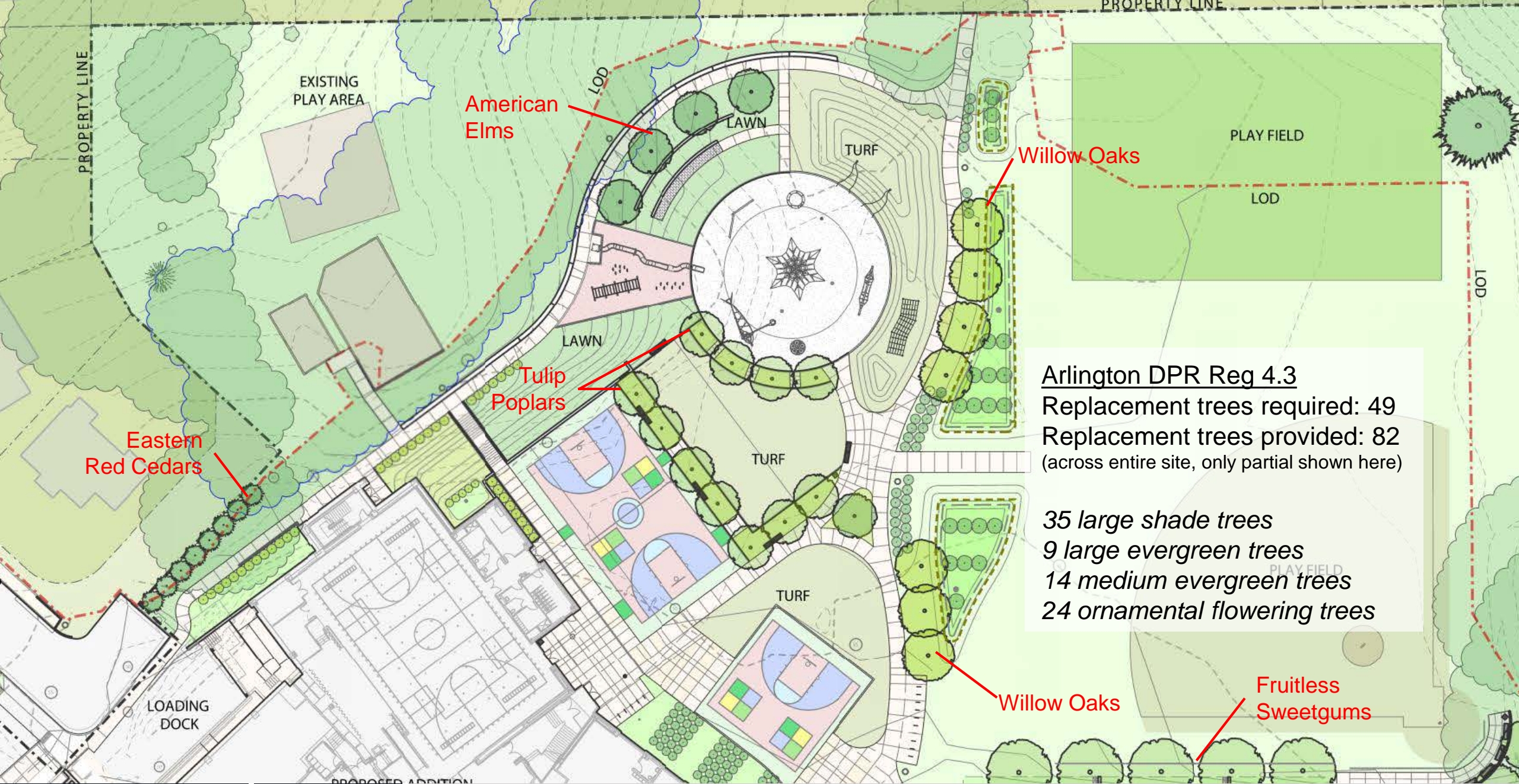






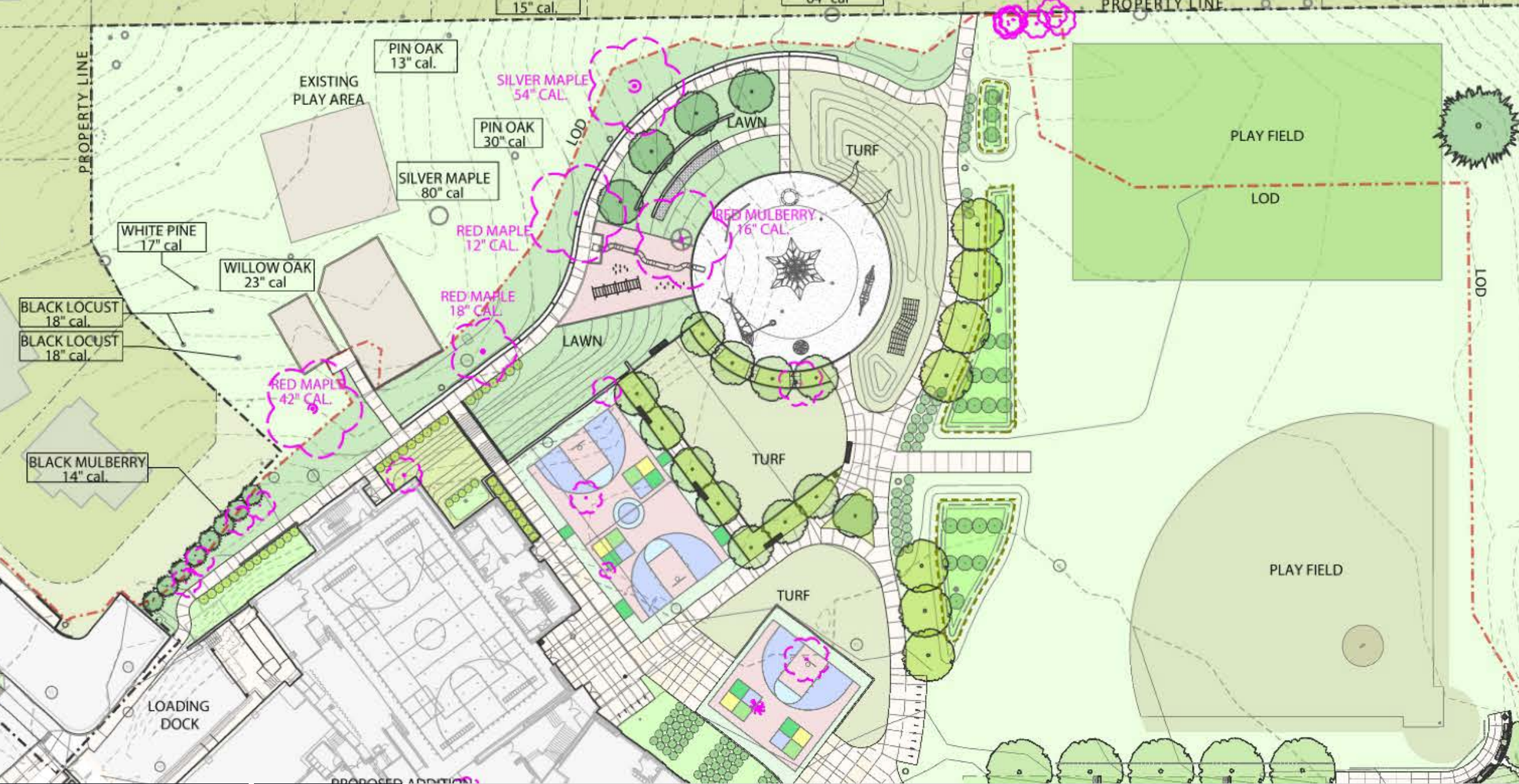






Arlington DPR Reg 4.3
 Replacement trees required: 49
 Replacement trees provided: 82
 (across entire site, only partial shown here)

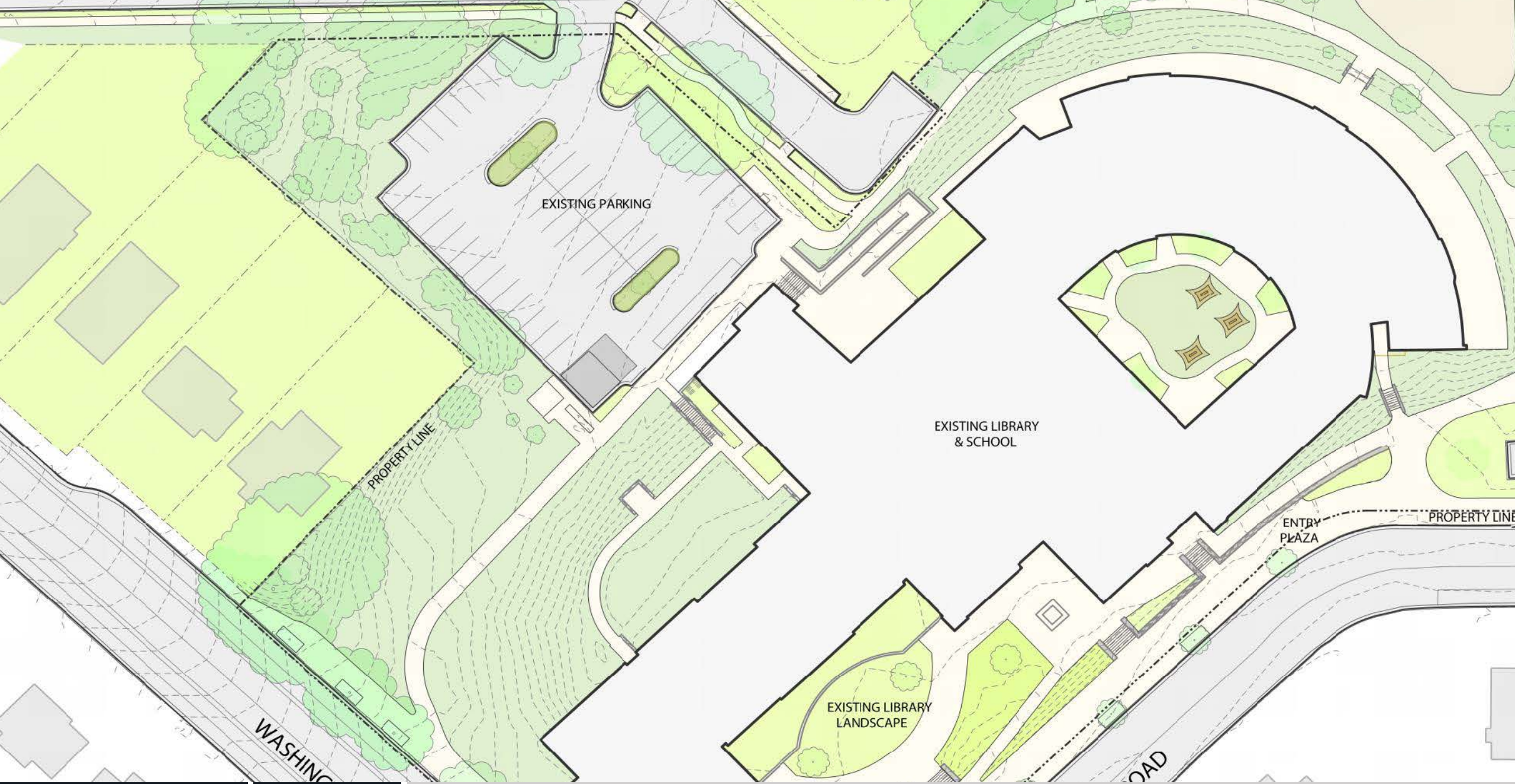
35 large shade trees
9 large evergreen trees
14 medium evergreen trees
24 ornamental flowering trees





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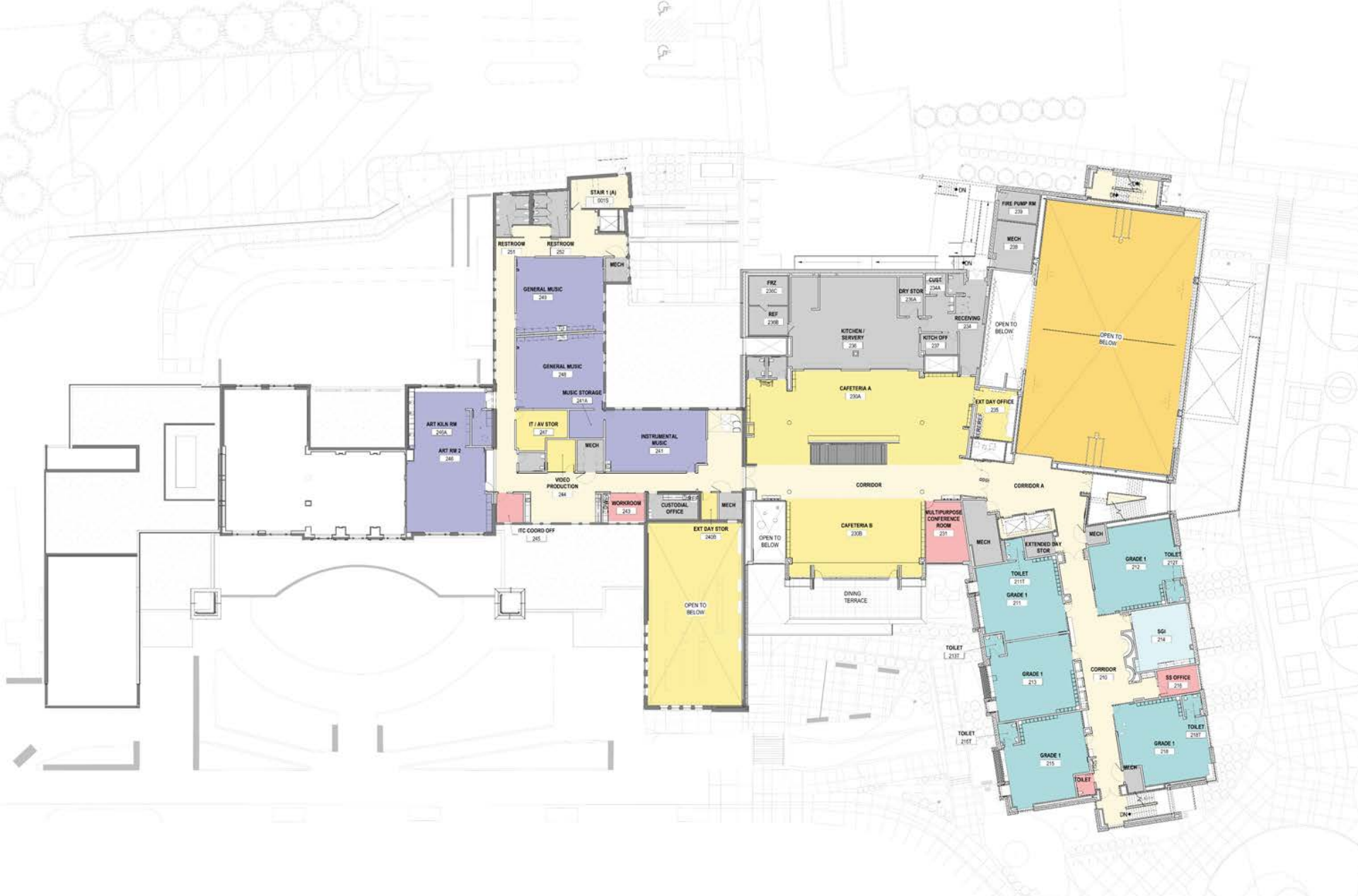




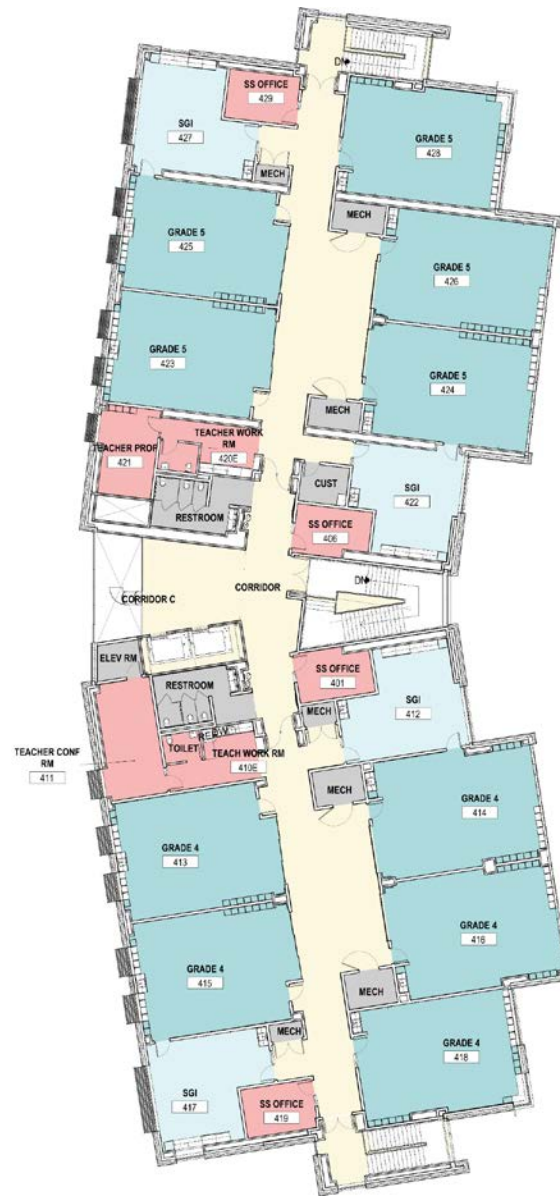




- CLASSROOM
- RESOURCE ROOM
- SHARED/PUBLIC (Dining, Library)
- PHYSICAL EDUCATION
- CORRIDOR / COMMONS
- SUPPORT
- ADMINISTRATION
- ARTS



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CONSTRUCTION SUMMARY

- Construction Period: September 2019 to September 2021
 - Entire APS site will be unavailable throughout the construction period
 - Westover Branch Library will remain open with dedicated on-site parking
 - Westover Farmers Market will continue to operate
 - Contractor parking will occur on-site within the construction zone

COMMUNITY LIAISONS

- Provide feedback to APS via project email: reed.info@apsva.us
- For further information, please contact:

APS Project Manager

Ajibola (Aji) Robinson PMP

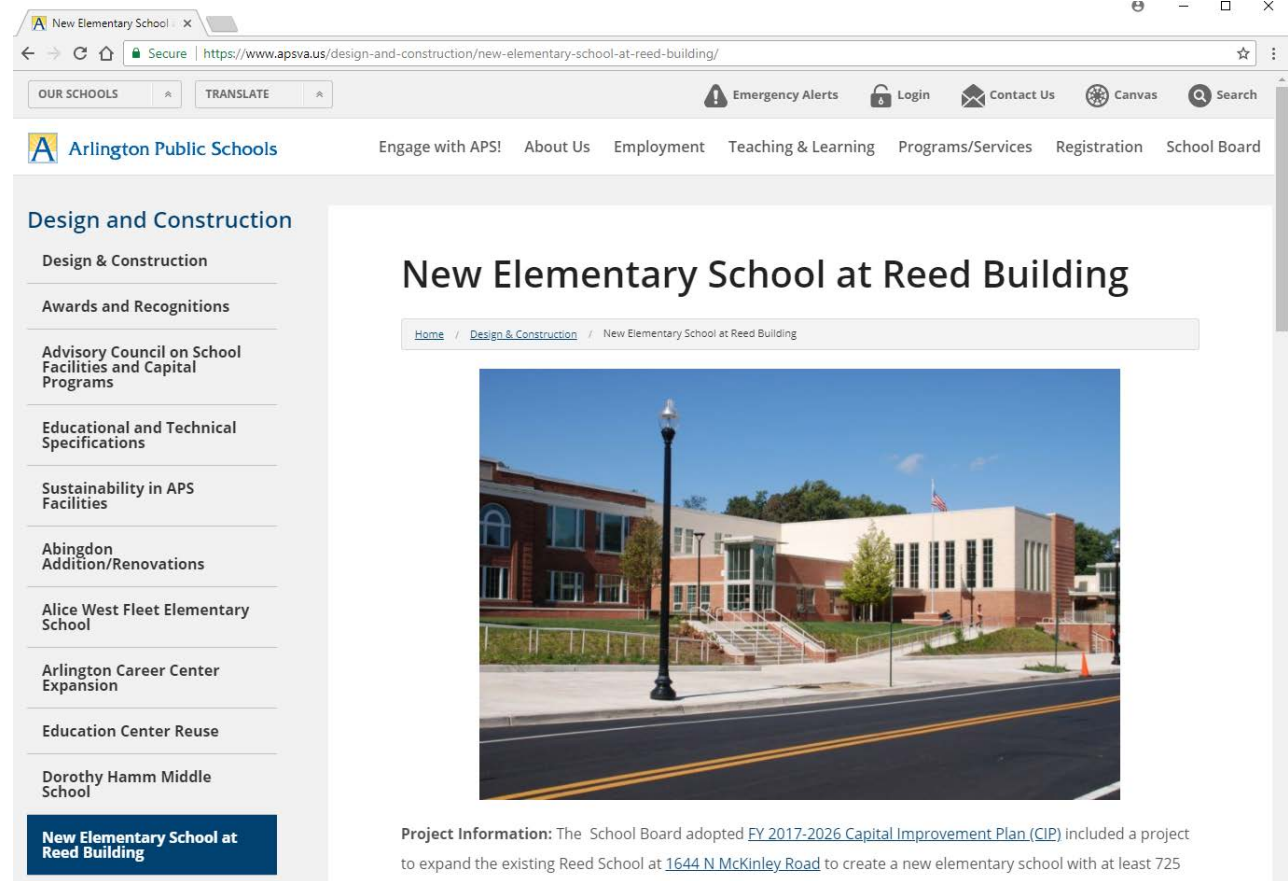
703-228-7738, 571-238-0334 (c)

ajibola.robinson@apsva.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/>

CONSTRUCTION UPDATES

- Issued monthly and will be posted on the APS project website.
- Contact APS is you want to be notified when new updates are posted.
- **Community Notices:**
 - Temporary Street Closures: 7 days in advance to Civic associations via email
 - ROW work: 7 days in advance to Civic associations via email
 - ROW Utility work: 7 days in advance to Civic associations via email



The screenshot shows a web browser window displaying the Arlington Public Schools website. The URL is <https://www.apsva.us/design-and-construction/new-elementary-school-at-reed-building/>. The page features a navigation menu with links for 'OUR SCHOOLS', 'TRANSLATE', 'Emergency Alerts', 'Login', 'Contact Us', 'Canvas', and 'Search'. The main content area is titled 'Design and Construction' and includes a sidebar with various project categories. The main heading is 'New Elementary School at Reed Building'. Below the heading is a breadcrumb trail: 'Home / Design & Construction / New Elementary School at Reed Building'. A large photograph shows the exterior of the new elementary school building, a modern structure with brick and light-colored panels, situated on a street corner. Below the photo, the 'Project Information' section states: 'The School Board adopted FY 2017-2026 Capital Improvement Plan (CIP) included a project to expand the existing Reed School at 1644 N McKinley Road to create a new elementary school with at least 725'.

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

CONSTRUCTION HOURS

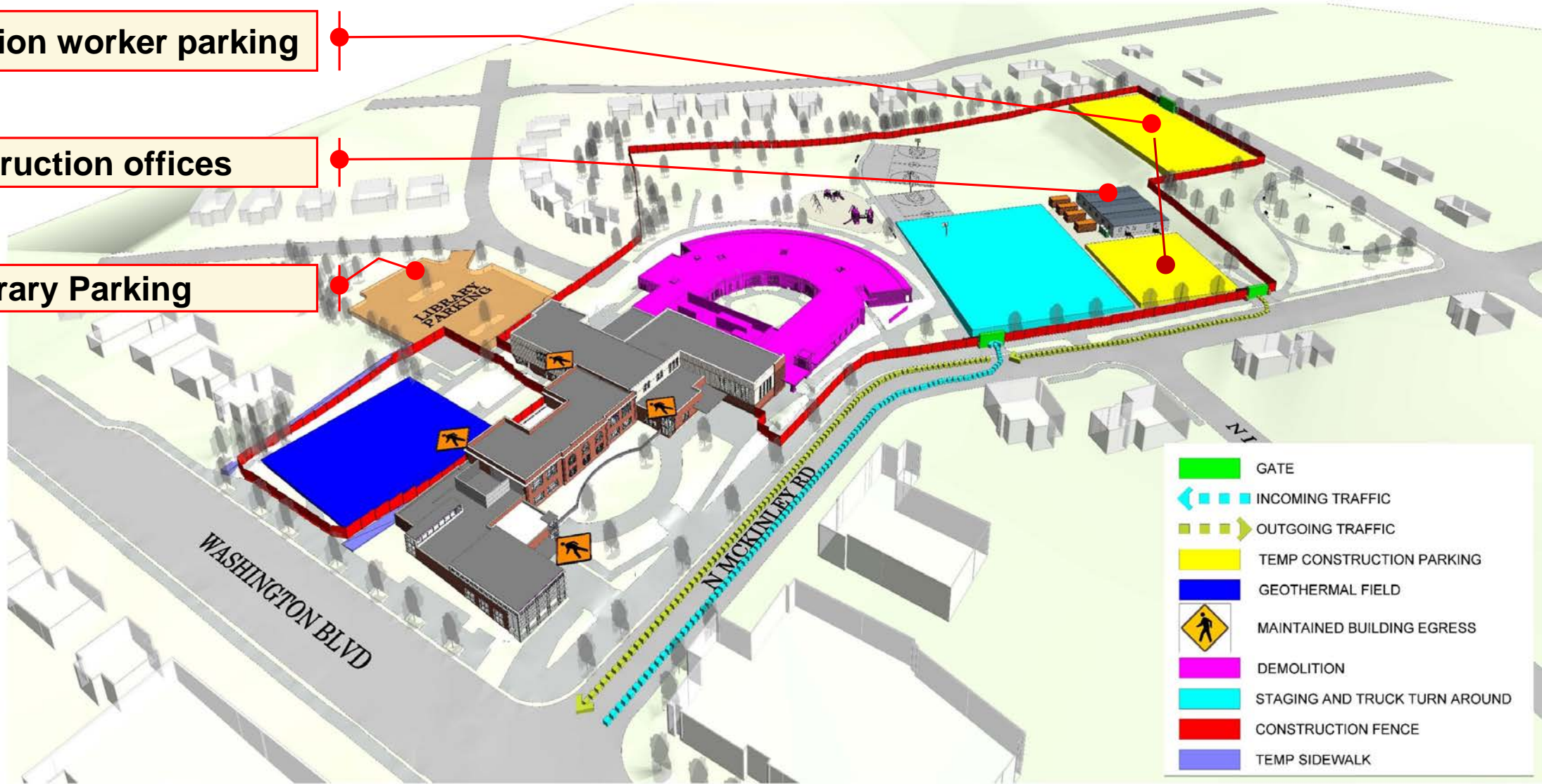
- **On-Site Work Hours:** Normal business working hours
 - 7:00 a.m. to 9:00 p.m., Monday through Friday. Unless by special permissions.
 - **Weekend and Holiday Hours:** 10:00 a.m. to 9:00 p.m.
 - **Hours for Utility Shutdowns:** As permitted by the Owner
 - No restriction on **interior work** hours so long as noise levels conform to the Arlington County Noise Ordinance. <https://countyboard.arlingtonva.us/wp-content/uploads/sites/22/2016/04/Chapter-15-NOISE-CONTROL.pdf>
- **Public Right of Way (ROW) work:**
 - Between 9:00 a.m. and 4:00 p.m. Monday through Friday
 - Night work Weekdays by County Permission between 9:00 p.m. and 7:00a.m.
 - Night work Weekends by County Permission between 9:00 p.m. and 10:00a.m.
 - Weekend work hours will also be determined by County Permissions
 - <https://building.arlingtonva.us/public-right-way-permit-guide/>

SITE LOGISTICS AND UTILIZATION

Construction worker parking

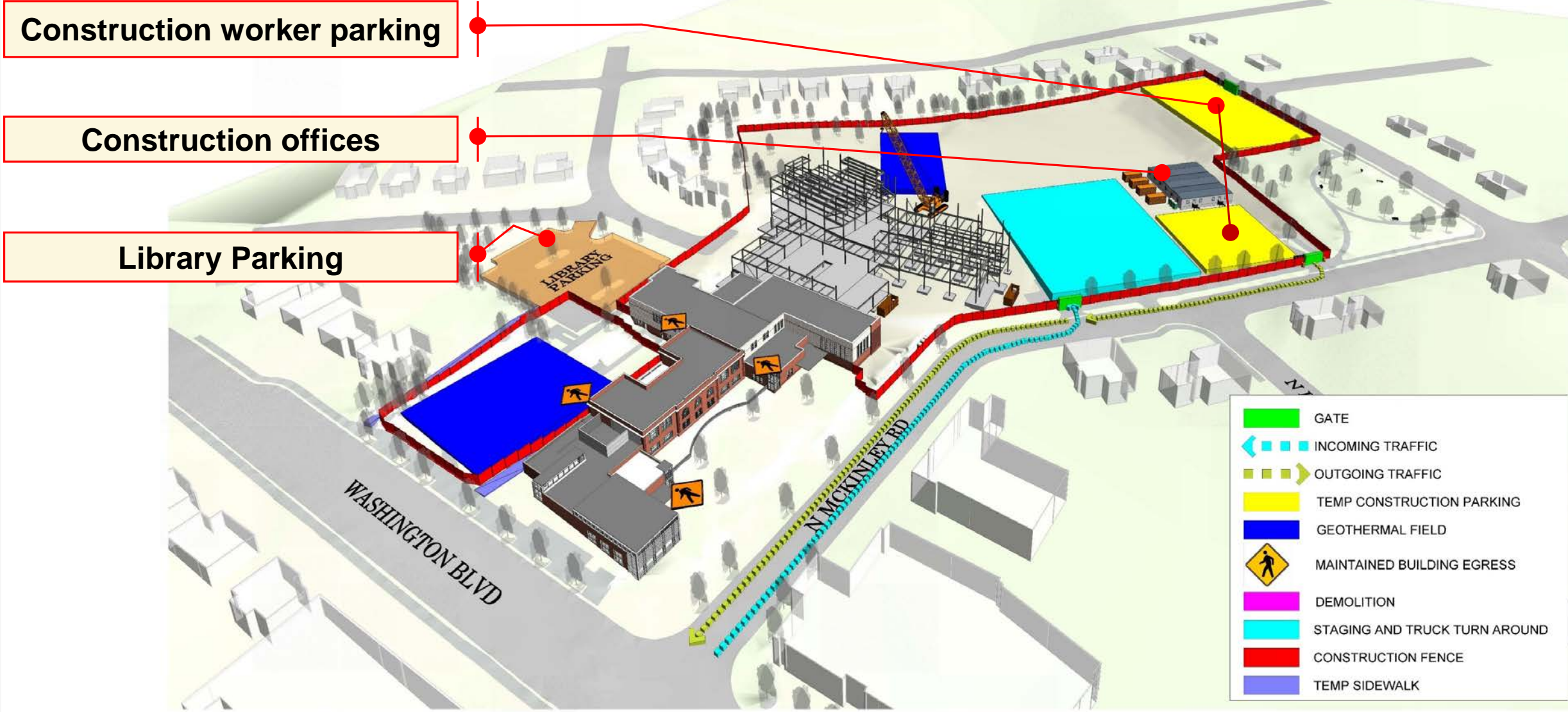
Construction offices

Library Parking



- GATE
- INCOMING TRAFFIC
- OUTGOING TRAFFIC
- TEMP CONSTRUCTION PARKING
- GEOTHERMAL FIELD
- MAINTAINED BUILDING EGRESS
- DEMOLITION
- STAGING AND TRUCK TURN AROUND
- CONSTRUCTION FENCE
- TEMP SIDEWALK

SITE LOGISTICS AND UTILIZATION

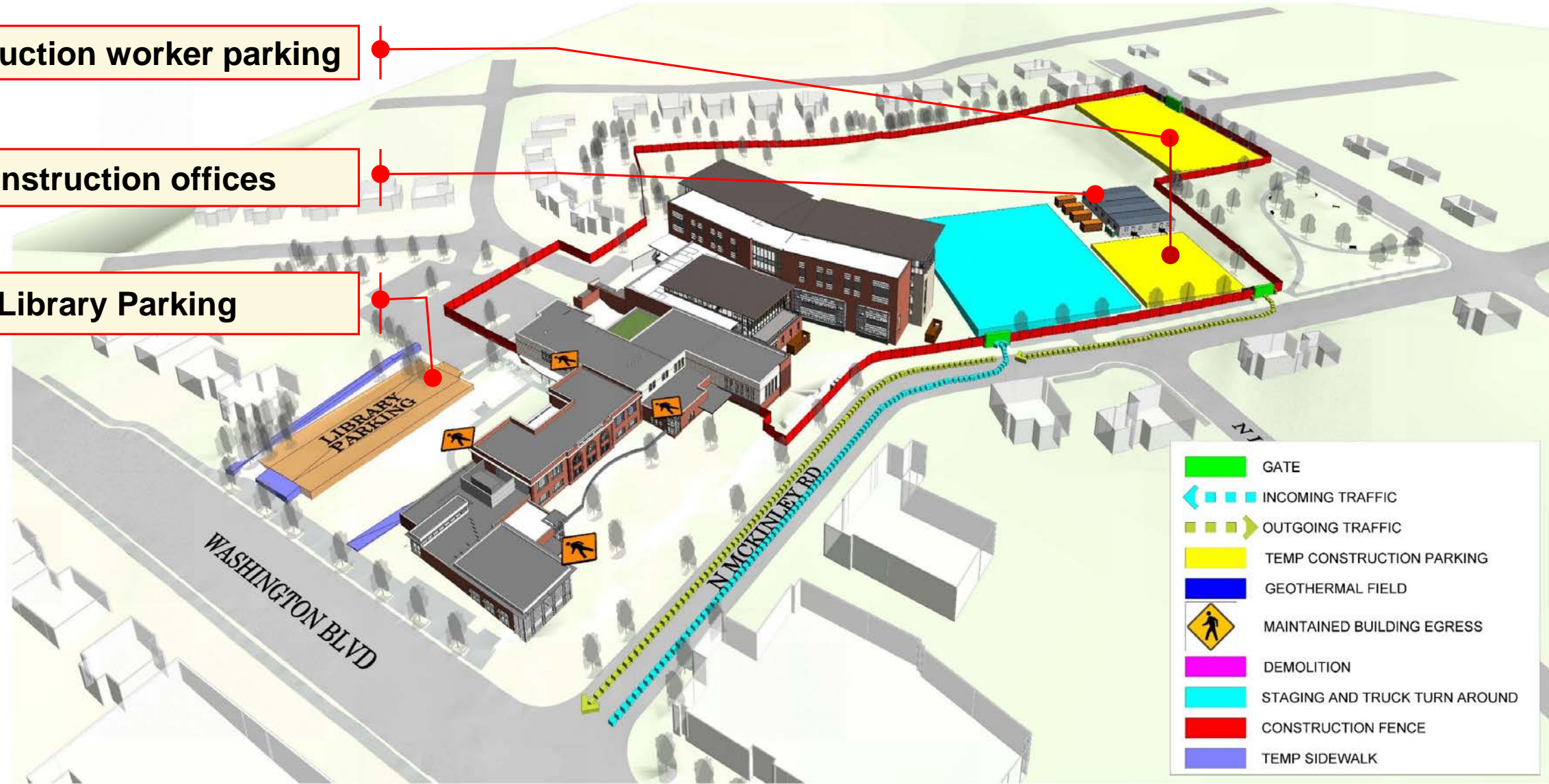


SITE LOGISTICS AND UTILIZATION

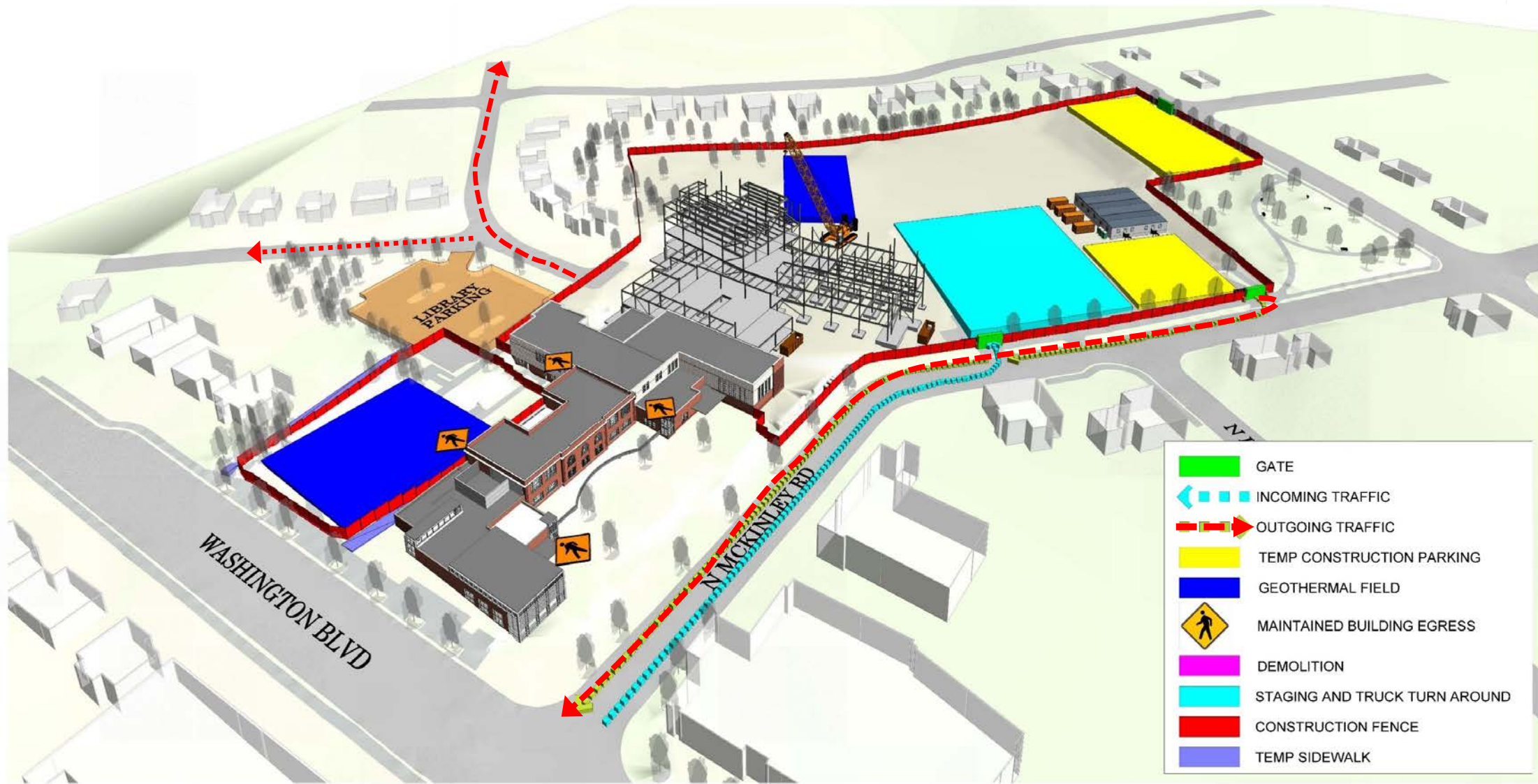
Construction worker parking

Construction offices

Library Parking



CONSTRUCTION HAUL ROUTES



NEXT STEPS

- School Board – September 5 info item and September 19 approval item
- Pre-k playground relocation in September
- Construction – September 2019 to September 2021
- School Opening – September 2021!



ADJOURN

- 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

THANK YOU

• **QUESTIONS??**

BLPC + PFRC JOINT MEETING

BUILDING LEVEL PLANNING COMMITTEE
PUBLIC FACILITIES REVIEW COMMITTEE

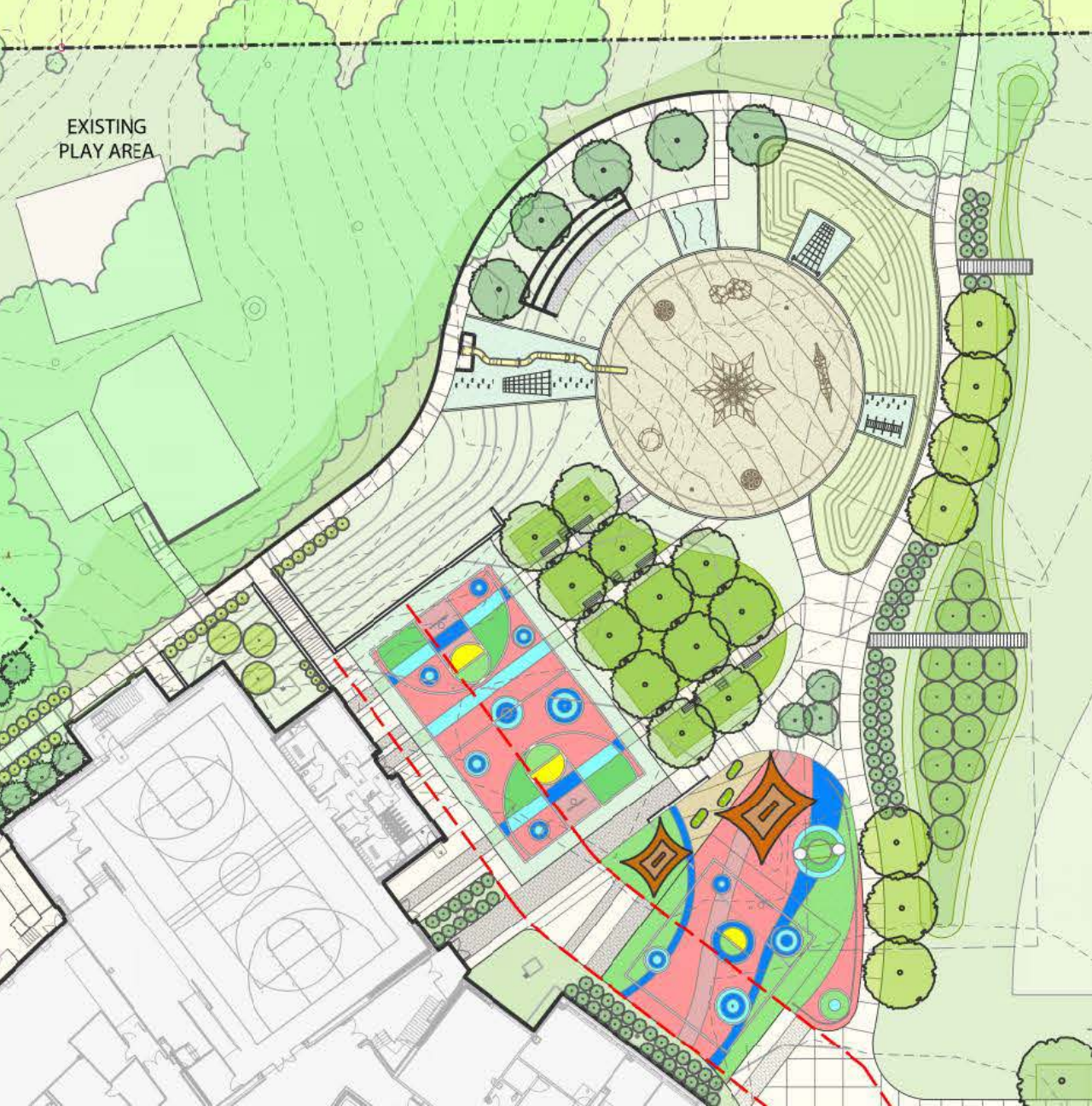
- 1. Welcome/Opening Remarks**
- 2. Updates**
- 3. Proposed Schematic Design**
- 4. Preliminary Construction Logistics**
- 5. Public Comment**
- 6. Next Steps & Adjourn**





PROPERTY LINE

EXISTING PLAY AREA



PLAY FIELD



PLAY FIELD

