



MEMORANDUM

SUBJECT: New Elementary School at the Reed Site Design Timeline

DATE: September 16, 2019

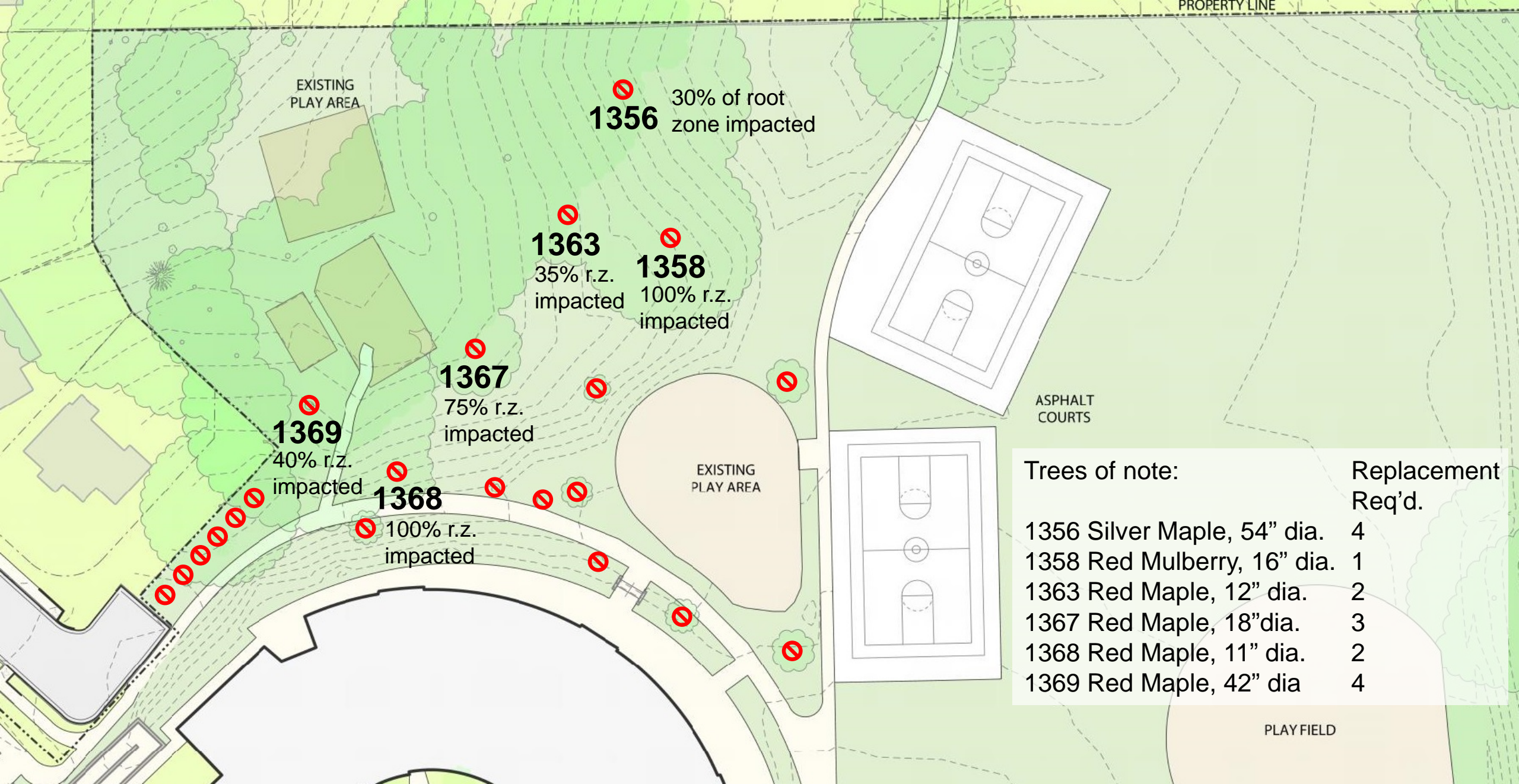
A timeline that describes how the site design evolved, including at what stage(s) detailed information was provided to the BLPC/PFRC and community members regarding tree impact. Include key County/School Board approvals and other relevant Arlington County permit approvals.

As is common for all capital projects site design evolves through the concept and schematic design phases responding to discussions generated at public meetings and the development of more detailed information. In the case of the Reed project, the public process began in October 2017 and beginning in May 2018 information related to specific tree loss was provided, which remained largely consistent through the November 2018 Use Permit approval and final building permit approval in September 2019.

All presentations referenced below, unless otherwise noted, are available on the project website: <https://www.apsva.us/design-and-construction/new-elementary-school-at-reed-building/>.

Date	Meeting/Milestone
October 2017	Public process begins
November 2017	Numerous schemes presented at two BLPC/PFRC meetings, none satisfactory to committees and/or community members
December 13, 2017	BLPC/PFRC meeting – first site plan draft shown of what became the approved scheme. It was then called the partial replacement scheme. See slide 81. Much more disruptive to hillside than final plan and no accessible pathway around site.
January 10, 2018	BLPC/PFRC meeting – scheme renamed “Integrated Scheme” and a more developed, scaled site plan was shown. See slide 56.
January 17, 2018	Community meeting where overwhelming support was expressed for Integrated Scheme. Consistent feedback was: “Only acceptable option” to neighborhood.
January 24, 2018	BLPC/PFRC meeting – after program test fits, Integrated scheme was introduced as a 4-story building, same site plan. Committees insisted on a vote on the schemes. Integrated scheme received 14 of 16 1 st place votes from the PFRC and 20 of 21 1 st place votes by the BLPC.
March 14, 2018	BLPC/PFRC meeting – estimates for Integrated scheme presented as \$55M. Schemes that were at budget were re-presented and soundly rejected by the BLPC, PFRC and neighborhood.
April 5, 2018	School Board approves Integrated scheme with site plan first presented to BLPC/PFRC/Neighborhood on January 10, 2018. Approval comes with

	request to finish BLPC process by end of June 2018 or sooner to maintain schedule and reduce cost escalation.
May 15, 2018	BLPC/PFRC meeting – a further developed schematic site plan is presented. Anticipated tree loss is presented. See slides 22, 26, 34 & 35. The plan has an accessible path with two lines of retaining walls cutting into hillside, and two full sized basketball courts close the property line (same position since first shown in January). Neighborhood requests that APS look at switching locations of basketball courts and playground.
June 14, 2018	BLPC/PFRC meeting – a final schematic site plan is presented. Anticipated tree loss is presented. See slides 16-19, 31-35, & 76-78. The final locations of the basketball court and the playground are shown. The extent of retaining walls and the amount of hillside re-grading was reduced. Instead of two full size courts, the plan can now only accommodate one full size and one-half size court. The sloped hillside, outdoor classroom and play mound were mentioned as places for potential school gatherings (as was the entry plaza off McKinley St) and the playground’s bowl shape was described as deflecting noise up (as noise was one of the neighborhood expressed concerns with the basketball courts). Precedent images were shown on slide 19 and a rendering on slide 78.
July 17, 2018	Project with final schematic site plan and tree loss is presented to the School Board.
August 2, 2018	School Board approves schematic design. Site plan is Exhibit A.
August 17, 2018	Draft Use Permit submitted to Arlington County
September 9, 2018	Use Permit submitted to Arlington County
October 9, 2018	Pre-Use Permit approval meeting with BLPC and PFRC. Site plan and detailed tree loss is presented. See slides 11-25 Slide 32 has a closer view of the outdoor classroom sized for about 2 classes of students (40-45). Tree 1369 was added to tree loss slide, as it was judged to not be able to survive the significant utility trenching required.
October 22, 2018	Site plan and tree loss presented to Environmental & Energy Conservation Committee (E2C2).
October 23, 2018	Site plan and tree loss presented to Park & Rec Commission.
October 25, 2018	Site plan and tree loss presented to Urban Forestry Commission (UFC). The UFC addressed a letter to the County Board, dated November 1, 2018, supporting the project, particularly how the site was intentionally developed to maximize tree preservation and minimize tree loss. Letter: https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/5/2018/11/Reed-School-letter-11.1.2018.pdf
November 1, 2018	Site plan presented to Transportation Commission. See slide 13 for specific details on accessible and non-accessible paths.
November 5, 2018	Site plan and tree loss presented to Planning Commission. Commission requested a fully accessible path around the back of the site, from the path connecting to 19 th Street to Washington Blvd.
November 17, 2018	County Board approved the Use Permit, including proposed site plan
December 12, 2018	Civil Engineering Plan submitted to Arlington County
February 26, 2019	Final Landscape Plan submitted to Arlington County
June 2019	Civil Engineering Plan approved by Arlington County
July 2019	Final Landscape Plan approved by Arlington County
September 2019	Final Building permit approved by Arlington County

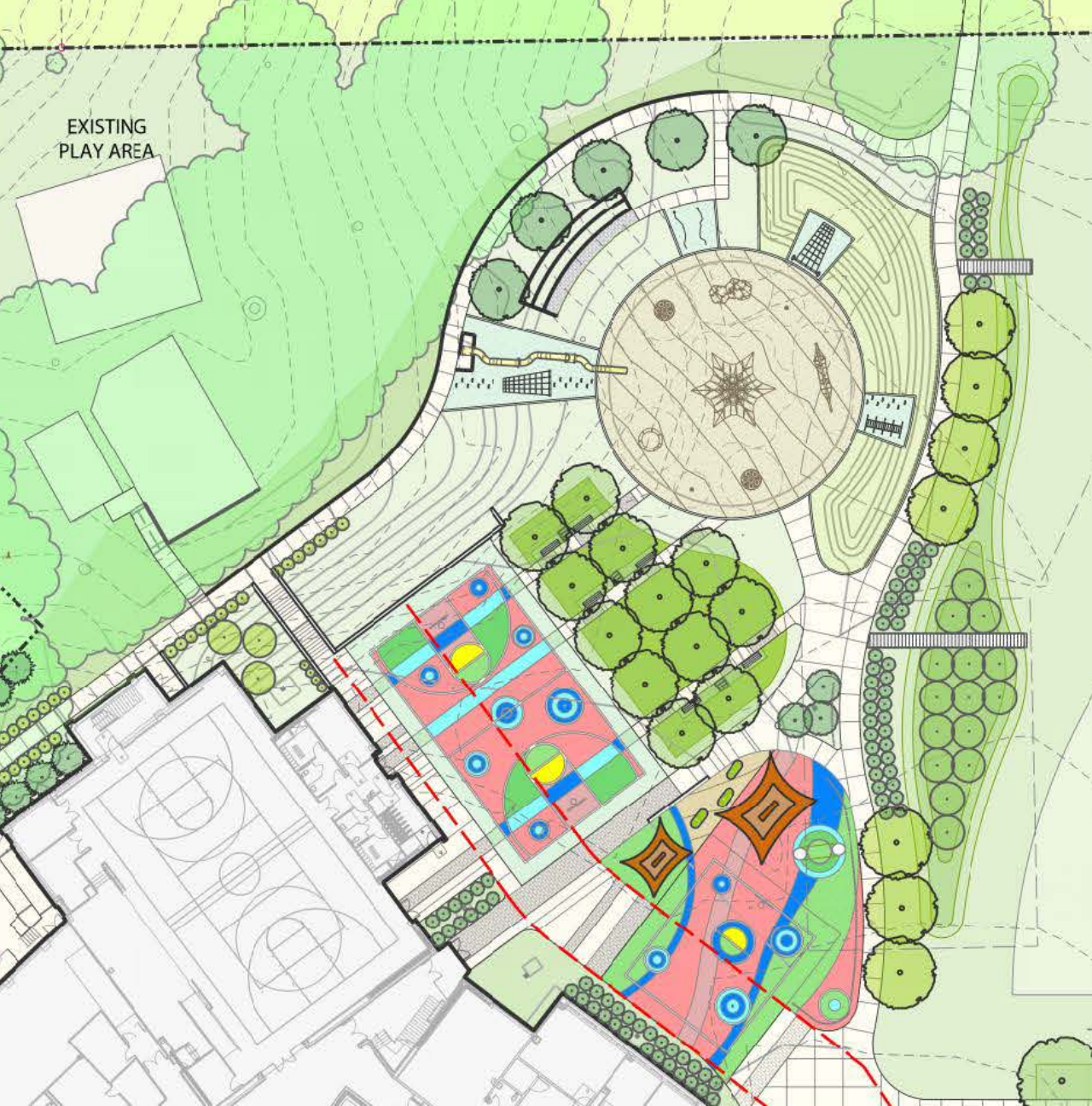


Trees of note:	Replacement Req'd.
1356 Silver Maple, 54" dia.	4
1358 Red Mulberry, 16" dia.	1
1363 Red Maple, 12" dia.	2
1367 Red Maple, 18" dia.	3
1368 Red Maple, 11" dia.	2
1369 Red Maple, 42" dia	4





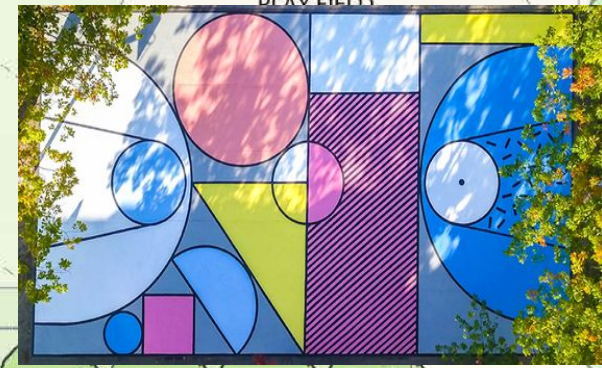




PLAY FIELD



PLAY FIELD





URBAN FORESTRY COMMISSION

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November 1, 2018

The Honorable Katie Cristol, Chair
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Subject: Reed School

Dear Chair Cristol:

The Urban Forestry Commission participated in PFRC meetings and at our October 25 meeting received a presentation on the Reed School Use Permit. We approve of the placing of the building footprint to the west as being the best conserver of green space and trees, as it uses already paved land. The joint committee members always brought up the value of open, green space that would be lost if the footprint was in the northeast corner and that this cost outweighed that of lesser construction cost if built there.

The tree loss from this school's construction is less than has been seen at most schools with 159 trees preserved. The accessible path around the school will mean the removal of several large canopy trees which provided screening for the neighborhood and we urge that tree replacement use fewer small ornamental trees and increased planting of larger shade and evergreen trees as a screen. We also recommend that green walls be considered as part of the Silver LEED design.

Arlington Public Schools staff has been responsive to UFC's tree care recommendations, and contracts now specify the timing of tree planting and require a three-year tree inventory post-construction. Although the County Board does not have direct jurisdiction over the schools' budget, tree survival rates do have a financial and environmental impact on all county residents so that encouraging spending on school landscape maintenance is appropriate.

The Urban Forestry Commission is in favor of approving the Reed School Use Permit. Thank you for considering these concerns.

Sincerely,

Nora Palmatier, Chair
Urban Forestry Commission

cc: Mark Schwartz, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation
Members, Planning Commission