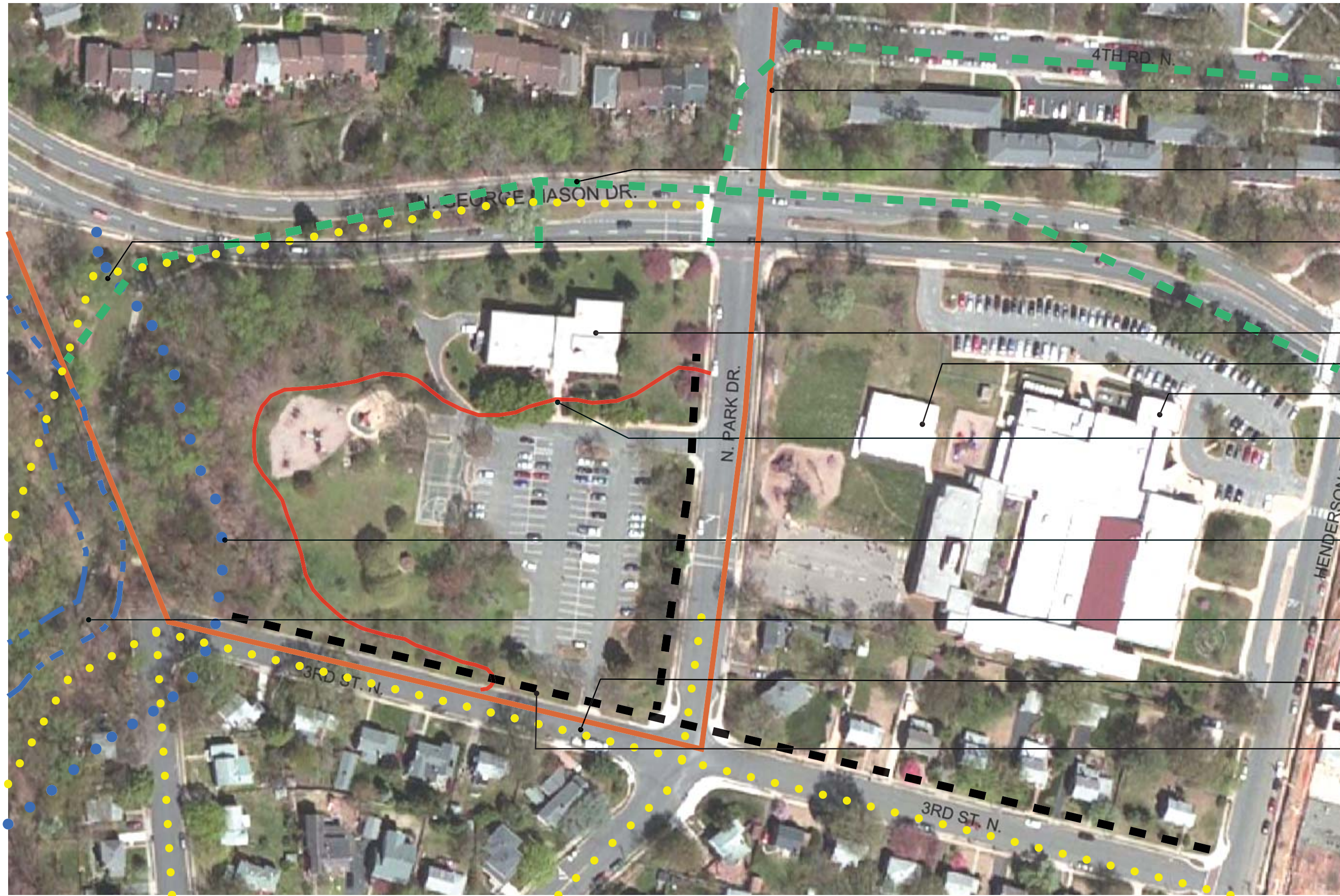


LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER



• CURRENTLY ZONED S-3A

6" WATER LINE IN PARK & 3RD WILL NEED UPGRADE TO 8"

42" STORM TRUNK LINE

OPPORTUNITY TO DAYLIGHT NEAR EXISTING WALKING PATH & TREAT RUNOFF FROM ENTIRE NEIGHBORHOOD

14,500 GSF COMMUNITY CENTER

RELOCATABLES

KW BARRETT ELEM SCHOOL

APPROXIMATE LOCATION OF SITE "PLATEAU"; GRADE SLOPES DOWN FROM LINE TOWARD GEORGE MASON DR AND CREEK

RESOURCE PROTECTION AREA. NO APPARENT WETLANDS OUTSIDE OF R.P.A.

APPROXIMATE SURVEY EXTENTS OF CREEK

SANITARY SEWER LINE

OVERHEAD POWER LINES WILL HAVE TO BE PLACED UNDERGROUND AS PART OF COUNTY SITE PLAN APPROVAL



LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER

SCHEME A, OPTION 1: NO MODIFICATIONS TO N. PARK DRIVE



SCHEME A, OPTION 2: RECONFIGURATION OF N. PARK DRIVE



SCHEME A

MAINTAIN AND SIGNIFICANTLY RENOVATE EXISTING COMMUNITY CENTER
 PROVIDE NEW ELEMENTARY SCHOOL ARRANGED SUCH THAT CORE EDUCATIONAL SPACES FACE THE WOODS
 +/- 100 PARKING SPACES (NO NET GAIN OR LOSS)
 EXPANDED AND REVITALIZED PLAYFIELD AT BARRETT ELEMENTARY SCHOOL WITH REMOVAL OF RELOCATABLES
 COMPROMISED COMMUNITY ACCESS TO WOODS AND CREEK

OPTION 1

MAINTAIN EXISTING PARALLEL PARKING SPACES ALONG N. PARK DR.
 MAINTAIN EXISTING PARKING LOT AND CURB CUTS
 LOSS OF PLAYFIELD SPACE (SMALL PLAYGROUNDS FOR NEW SCHOOL AND COMMUNITY CENTER ONLY)
 NO FORMAL PEDESTRIAN CONNECTION BETWEEN BARRETT ELEMENTARY SCHOOL AND RENOVATED COMMUNITY CENTER AND NEW ELEMENTARY SCHOOL

OPTION 2

N. PARK DR. BECOMES ONE WAY FROM GEORGE MASON DR. TO 3RD ST. & MODIFIED TO INCLUDE PERPENDICULAR PARKING ALONG STREET
 MAINTAIN PORTION OF EXISTING PARKING LOT AND CURB CUTS
 EXISTING PARKING LOT SIZE REDUCED TO INCORPORATE PLAYFIELD ADJACENT TO NEW ELEMENTARY SCHOOL
 IMPROVED PEDESTRIAN CONNECTION BETWEEN BARRETT ELEMENTARY SCHOOL, RENOVATED COMMUNITY CENTER & NEW ELEMENTARY SCHOOL FACILITATES ENHANCED SHARING OF PLAYFIELDS AND FACILITIES



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ARLINGTON PUBLIC SCHOOLS

LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER

SCHEME B, OPTION 1: NO MODIFICATIONS TO N. PARK DRIVE



SCHEME B, OPTION 2: RECONFIGURATION OF N. PARK DRIVE



SCHEME B

REMOVE EXISTING COMMUNITY CENTER BUILDING

PROVIDE NEW ELEMENTARY SCHOOL & COMMUNITY CENTER JOINT FACILITY, ARRANGED SUCH THAT COMMUNITY CENTER FACES THE STREET & CORE EDUCATIONAL SPACES FACE THE WOODS

+/- 100 PARKING SPACES (NO NET GAIN OR LOSS)

EXPANDED & REVITALIZED PLAYFIELD AT BARRET ELEMENTARY SCHOOL WITH REMOVAL OF RELOCATABLES

FORMALIZED PEDESTRIAN CONNECTION BETWEEN BARRET ELEMENTARY SCHOOL & NEW FACILITY

IMPROVED COMMUNITY ACCESS TO WOODS AND CREEK

OPTION 1

INCORPORATE BUS DROP-OFF ZONE IN CURRENT PARALLEL PARKING SPOTS ON N. PARK DR.

PROBABLE LOSS OF PLAYFIELD SPACE (SMALL PLAYGROUNDS FOR NEW SCHOOL & COMMUNITY CENTER ONLY)

POTENTIAL PLAYFIELD ELEVATED ABOVE PARTIALLY SUBMERGED STRUCTURED PARKING SHOWN

OPTION 2

INCORPORATE BUS DROP-OFF ZONE ALONG N. PARK DR.

INCORPORATE NEW PARKING ALONG N. PARK DR.

NEW PLAYFIELD IN ADDITION TO SMALL PLAYGROUNDS FOR NEW SCHOOL & COMMUNITY CENTER



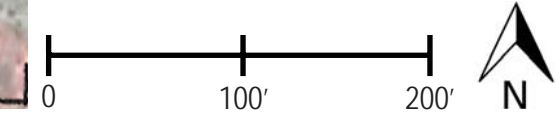
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ARLINGTON PUBLIC SCHOOLS

LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER



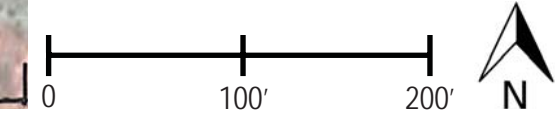
- MODIFIED COMMUNITY ACCESS TO WOODS AND CREEK
- 23 FOOT SETBACK BASED ON THREE-STORY BUILDING (30' IF FOUR-STORY WING IS DESIRED)
- SHARED SERVICE YARD FOR COMMUNITY CENTER AND NEW ELEMENTARY SCHOOL
- COMMUNITY CENTER FACILITY. 14,500 GSF HEAVY RENOVATION + 1,800 GSF NEW CONSTRUCTION
- VEHICULAR DROP-OFF FOR COMMUNITY CENTER, DAYCARE, AND PRE K
- DEDICATED PLAYGROUND FOR DAYCARE AND PRE K
- EDUCATIONAL COURTYARD
- +/- 100 PARKING SPACES; EXISTING PARKING LOT SUBSTANTIALLY MAINTAINED
- VEHICULAR DROP-OFF FOR NEW ELEMENTARY SCHOOL
- ENTRANCE TO NEW 89,000 GSF ELEMENTARY SCHOOL
- BUS DROP-OFF
- 10 FOOT SETBACK FROM CURB AT DROP-OFF AREA



LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER



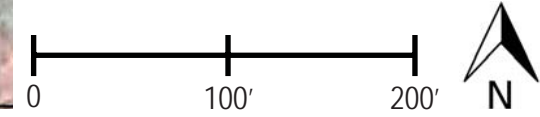
- MODIFIED COMMUNITY ACCESS TO WOODS AND CREEK
- 23 FOOT SETBACK BASED ON THREE-STORY BUILDING (30' IF FOUR-STORY WING IS DESIRED)
- SHARED SERVICE YARD FOR COMMUNITY CENTER AND NEW ELEMENTARY SCHOOL
- HEAVILY RENOVATED EXISTING COMMUNITY CENTER FACILITY
- VEHICULAR DROP-OFF FOR COMMUNITY CENTER, DAYCARE, AND PRE K
- DEDICATED PLAYGROUND FOR DAYCARE AND PRE K
- EDUCATIONAL COURTYARD
- +/- 68 PARKING SPACES IN MODIFIED N. PARK DR.
- +/- 32 EXISTING PARKING SPACES
- IMPROVED PEDESTRIAN CONNECTION B/W SCHOOLS
- VEHICULAR DROP-OFF FOR NEW ELEMENTARY SCHOOL
- ENTRANCE TO NEW 89,000 GSF ELEMENTARY SCHOOL
- SCHOOL PLAYFIELD
- BUS DROP-OFF
- 10 FOOT SETBACK FROM CURB AT DROP-OFF AREA



LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER



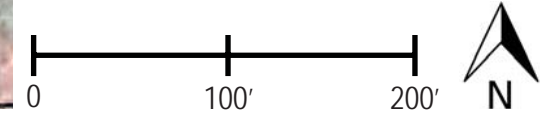
- 23 FOOT SETBACK BASED ON THREE-STORY BUILDING (30' IF FOUR-STORY WING IS DESIRED)
- AMPHITEATER AND IMPROVED COMMUNITY ACCESS TO WOODS AND CREEK
- EDUCATIONAL COURTYARD
- SERVICE YARD AND +/- 17 PARKING SPACES
- PLAYGROUND FOR CHILDCARE AND PRE K
- 10 FOOT SETBACK FROM CURB AT DROP-OFF AREA
- PLAYGROUND
- SCHOOL ENTRANCE
COMMUNITY CENTER ENTRANCE
- VEHICULAR DROP OFF FOR CHILDCARE AND PRE K
- NEW PARKING AREA WITH +/- 83 PARKING SPACES
- IMPROVED PEDESTRIAN CONNECTION
- POSSIBLE ELEVATED PLAYFIELD OVER PARTIALLY SUBMERGED PARKING AREA
- BUS DROP-OFF AREA
- VEHICULAR DROP OFF FOR ELEMENTARY SCHOOL
- 87,000 ELEMENTARY SCHOOL & 38,500 GSF COMMUNITY CENTER = 125,500 GSF NEW CONSTRUCT.



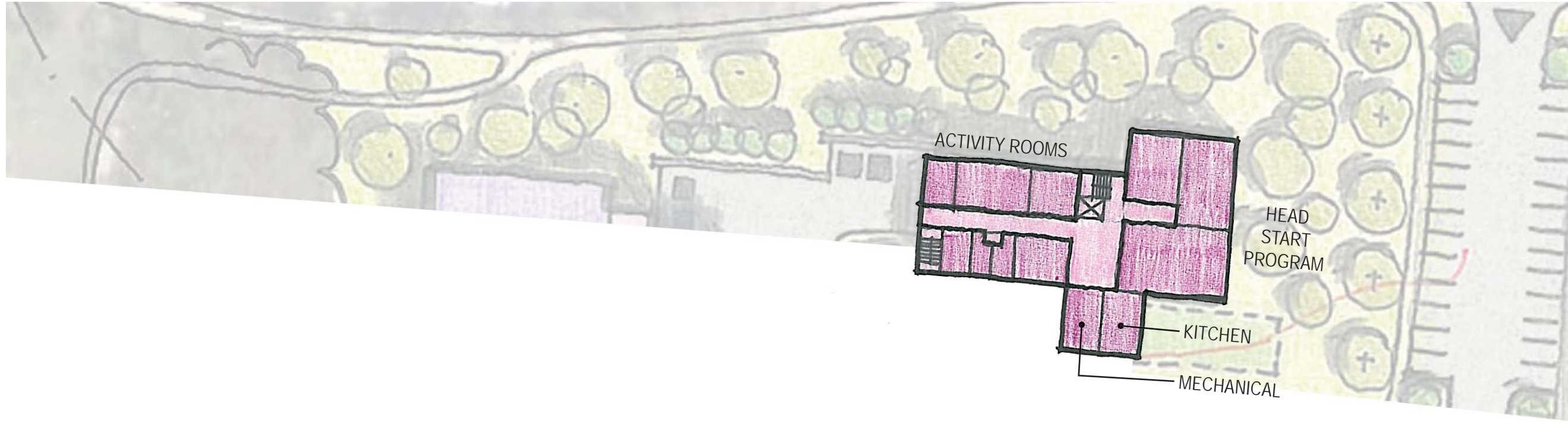
LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER



- 23 FOOT SETBACK BASED ON THREE-STORY BUILDING (30' IF FOUR-STORY WING IS DESIRED)
- AMPHITEATER AND IMPROVED COMMUNITY ACCESS TO WOODS AND CREEK
- EDUCATIONAL COURTYARD
- SERVICE YARD AND +/- 17 PARKING SPACES
- +/- 47 PARKING SPACES IN MODIFIED N. PARK DR.
- PLAYGROUND FOR CHILDCARE AND PRE K
- 10 FOOT SETBACK FROM CURB AT DROP-OFF AREA
- PLAYGROUND
- SCHOOL ENTRANCE
- COMMUNITY CENTER ENTRANCE
- VEHICULAR DROP OFF FOR CHILDCARE AND PRE K
- NEW PARKING AREA WITH +/- 36 PARKING SPACES
- IMPROVED PEDESTRIAN CONNECTION
- PLAYFIELD
- BUS DROP-OFF AREA
- VEHICULAR DROP OFF FOR ELEMENTARY SCHOOL
- 87,000 ELEMENTARY SCHOOL & 38,500 GSF COMMUNITY CENTER = 125,500 GSF NEW CONSTRUCT.



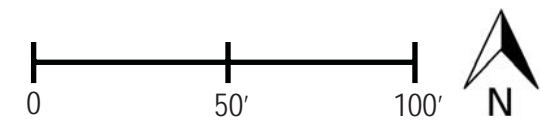
LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER



89,000 GSF ELEMENTARY SCHOOL

16,300 GSF COMMUNITY CENTER

LOWER FLOOR PLAN =
8,150 GSF COMM. CENTER



ARLINGTON PUBLIC SCHOOLS

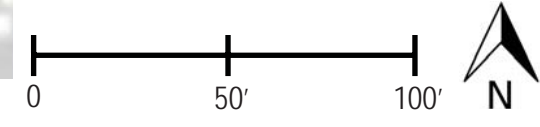
LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER



89,000 GSF ELEMENTARY SCHOOL

16,300 GSF COMMUNITY CENTER

FIRST FLOOR PLAN =
41,500 GSF ELEM. SCHOOL
8,150 GSF COMM. CENTER

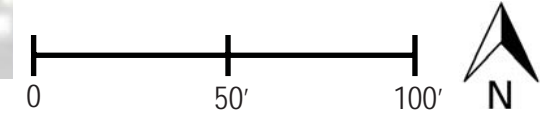


LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER



89,000 GSF ELEMENTARY SCHOOL

SECOND FLOOR PLAN = 31,500 GSF



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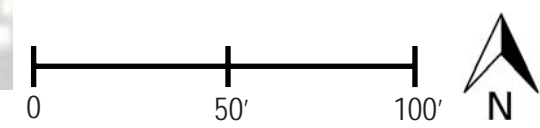
ARLINGTON PUBLIC SCHOOLS

LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER

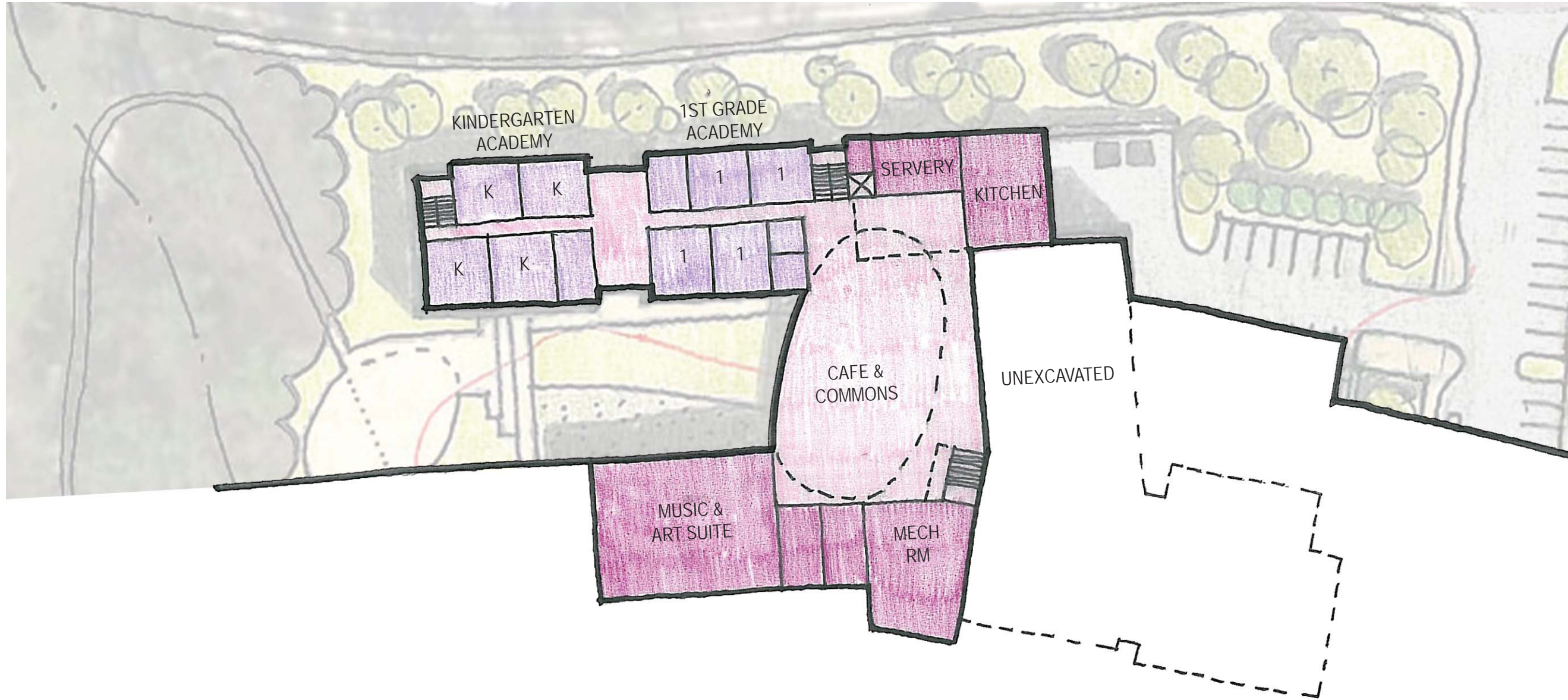


89,000 GSF ELEMENTARY SCHOOL

THIRD FLOOR PLAN = 26,000 GSF



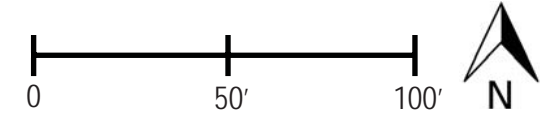
LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER



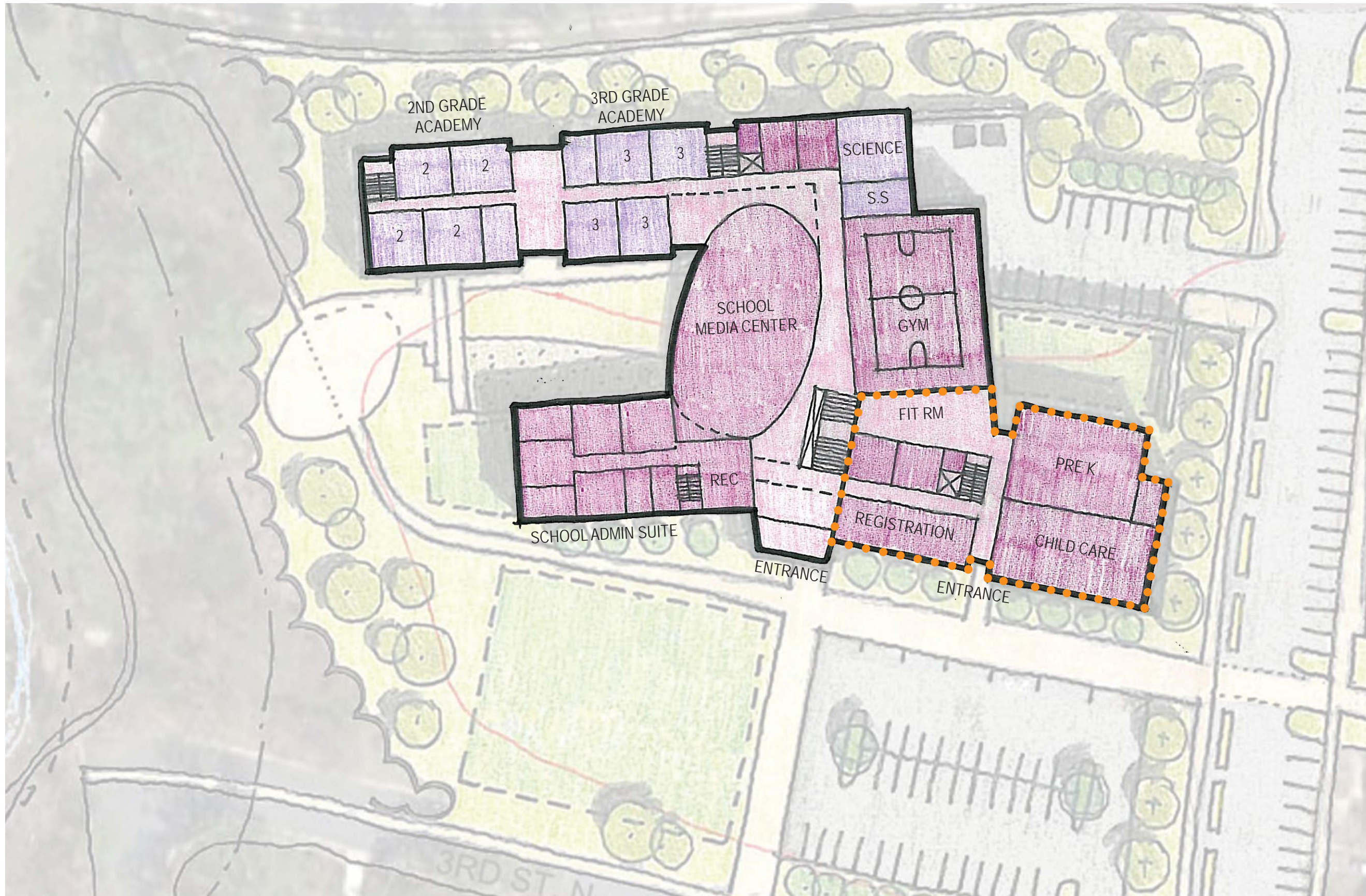
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 LINE BETWEEN ELEMENTARY
 SCHOOL AND COMMUNITY
 CENTER PROGRAMS

87,000 GSF ELEMENTARY
 SCHOOL
 +
 38,500 GSF COMMUNITY CENTER
 =
 125,500 GSF JOINT USE FACILITY

LOWER LEVEL =
 32,000 GSF ELEM. SCHOOL
 0 GSF COMM. CENTER



LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER

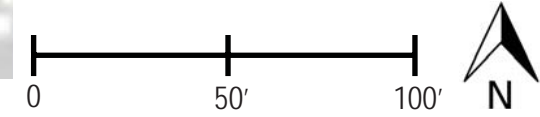


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 LINE BETWEEN ELEMENTARY SCHOOL AND COMMUNITY CENTER PROGRAMS

GYM HAS SHARED USE BETWEEN SCHOOL AND COMMUNITY CENTER, WITH DIRECT ACCESS FROM PRE-K PLAYGROUND

87,000 GSF ELEMENTARY SCHOOL
 +
 38,500 GSF COMMUNITY CENTER
 =
 125,500 GSF JOINT USE FACILITY

ENTRANCE LEVEL =
 39,000 GSF ELEM. SCHOOL
 13,400 GSF COMM. CENTER



LUBBER RUN ELEMENTARY SCHOOL & COMMUNITY CENTER



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 LINE BETWEEN ELEMENTARY SCHOOL AND COMMUNITY CENTER PROGRAMS

GYM HAS SHARED USE BETWEEN SCHOOL AND COMMUNITY CENTER, WITH DIRECT ACCESS FROM PRE-K PLAYGROUND

87,000 GSF ELEMENTARY SCHOOL
 +
 38,500 GSF COMMUNITY CENTER
 =
 125,500 GSF JOINT USE FACILITY

UPPER LEVEL =
 16,000 GSF ELEM. SCHOOL
 25,100 GSF COMM. CENTER

