

APRIL 20, 2016

**NEW ELEMENTARY SCHOOL  
AT THOMAS JEFFERSON MIDDLE SCHOOL**

**Building Level Planning Committee /  
Public Facilities Review Committee**  
*JOINT KICK-OFF MEETING*

# Welcome

NEW ELEMENTARY SCHOOL  
AT THOMAS JEFFERSON MIDDLE SCHOOL

BLPC/PFRC Joint Meeting

# Introductions

NEW ELEMENTARY SCHOOL  
AT THOMAS JEFFERSON MIDDLE SCHOOL

## Building Level Planning Committee

1. Assists APS Staff during Concept and Schematic phases by reviewing:
  - Building location and massing
  - Site Amenities
  - Adjacencies between interior spaces and site amenities
  - Community use of the building and site
  - Impact of project on surrounding community
2. Distribute project updates to constituency groups
3. Solicit comments from constituency groups and share with the BLPC for consideration

## Public Facilities Review Committee

### PFRC Charge (June 18, 2014)

1. 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.
2. Key responsibilities:
  - Provide forum for advisory commission and committee input
  - Ensure highest quality of land use planning and design
  - Promote compliance with County Comprehensive Plan and other County planning policies
  - Provide means for broad-based public participation
  - Provide advice to County Board and County Manager

## Arlington Public Schools

1. Develop Site-Specific Educational Specifications
  - List of Spaces
  - Educational Vision and Pedagogy
  - Space Character and Adaptability
  - Detailed floor plan layouts and adjacencies
2. Develop Project Cost Estimates and Monitor Costs
3. Develop content to support BLPC and PFRC

# Roles | Charges

BLPC / PFRC / APS / COUNTY STAFF

## County Staff

1. Coordinate community review process with APS
2. Provide feedback to APS on applicable County policies
3. Use permit and beyond

# Project Recap | Summary

“How we got here?”

Project Chronology

South Arlington Working Group(SAWG)

Recap of Preferences

Thomas Jefferson Working Group(TJWG)

Recap of Design Guidelines



# Project Chronology

October 2012	School Board Adopted FY 2013-2022 CIP identifies Kenmore site as the location of a new elementary school
June 2014	School Board Adopted FY 2015-2024 CIP identifies Jefferson site as preferred location for a new elementary school
September 2014	County Board appointed TJWG begins
January 2015	TJWG issues Final Report and County Board decides “not now” to a new elementary at the Jefferson site
June 2015	School Board appointed SAWG begins
November 2015	SAWG issues Final Report including a preference to build a new elementary school for Henry on the Jefferson site
December 2015	School and County Board approves Jefferson as the site for a new elementary school
March 2016	School Board approves first three preferences of the SAWG: <ul style="list-style-type: none"><li>-Build a new school for Henry Elementary on the Jefferson site</li><li>-Relocate existing Montessori Program from Drew to Henry</li><li>-Open approximately 400 seats at Drew as a result of the Montessori relocation</li></ul>

# SAWG Recap of Preferences

## South Arlington Elementary Working Group – Final Report

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### Summary

The South Arlington Elementary Working Group was established by the School Board to analyze site options for a new neighborhood school in south Arlington and provide input on related instructional program moves. The School Board invited every civic association in south Arlington and every Parent Teacher Association in south Arlington to nominate representatives for the Working Group, in addition to some community groups. The Working Group met from June through November for a total of over 24 hours. It reviewed data related to school populations, projections, and performance in addition to a wide variety of sites owned by APS, the County and the private sector.

The south Arlington community representatives ultimately agreed upon two strongly held—and interlocking—recommendations for 2019, and one additional recommendation regarding school needs beyond 2019.

**First**, the Working Group overwhelmingly preferred that APS **build** a new home for the Henry Elementary School at the Thomas Jefferson site. In doing so, the Working Group recognized that building this new school has already been delayed and that further delay is untenable given school population projections.

**Second**, the Working Group paired this site selection with plans to **move** the Montessori Program out of its current location at Drew to the current Henry Elementary School building, opening 400 seats at the Drew Model School. This pairing was important for two reasons. It provides needed capacity for multiple schools in south Arlington and, by separating the two programs currently housed on the Drew campus, it helps to ensure that both programs can be more successful and focused in the future.

**Third**, the Working Group overwhelmingly concluded that a second south Arlington elementary school will be needed in the Pentagon City (or “22202” zip code) area. Working Group members support the School Board working with the County Board to start a process in 2016 to **plan** for a *second* south Arlington elementary school in the Pentagon City area.

# TJWG Recap of Design Guidelines

## APPENDIX A GUIDELINES, CONDITIONS & DESIGN PRINCIPLES

In addition to general County and Arlington Public Schools (APS) policies and rules governing construction of public facilities, the following guidelines, conditions and design concepts should be applied to any school construction on the Thomas Jefferson site:

1. Because parks and open space are such valuable community assets, a project adding any other use on such lands should be accompanied by efforts to add, recover and/or improve green areas and usable open space on the site.
2. To protect the area east and north of the APS/County property line (the area generally known as "TJ Park"), the following conditions should be met:
  - a. The area should be maintained essentially "as is," with existing conditions and features unchanged and undisturbed, with the possible exception of structured parking as noted in c. below, or improvements made in accord with a master or other plan developed by the Department of Parks and Recreation (DPR) with community input.
  - b. To preserve public safety and a sense of openness, clear views and pedestrian access from 2<sup>nd</sup> Street South through the trees into the park should be maintained.
  - c. Any structured parking located on this portion of the site should be coordinated with DPR plans for the park and designed to be wholly or partially depressed, with recreational amenities above, with its top no higher than the pre-construction elevation of the ground or basketball or tennis courts, so as not to impede views and access into the park.
3. Locating an elementary school on the site should not result in any significant loss of green space or recreational programming. To minimize construction impacts, coordination among APS, DPR and major stakeholders (the County Fair Board, theater users and others) should be maintained during planning and all phases of construction on the site:
  - a. Development of the site should be jointly planned in order to maximize the value and benefits of APS and county capital investments.
  - b. The existing community center and indoor and outdoor park and recreation functions and activities (i.e., art studio, woodshop, County fitness center, basketball courts, measured trail, etc.) should be maintained.
  - c. The integrity of a consolidated park should be maintained, with amenities relationally located (i.e., tennis practice wall located adjacent to tennis courts).
  - d. Any relocated amenities should be rebuilt to current DPR standards.
  - e. Construction and staging areas should be carefully planned well in advance to minimize impacts on nearby residents, middle-school students, and users of the park, community center and theater. If community activities are unavoidably interrupted or access and parking reduced, APS and County staff should work closely with those affected to find alternatives, including interim locations for theater groups and the County Fair if needed.

4. An elementary school or middle school addition should minimally impact the surrounding community:
  - a. Any new structure should be designed with multiple stories and a compact footprint. Building massing and height should be consistent with the neighborhood.
  - b. Any development and related driveways and parking areas adjacent to private homes should have adequate setbacks and green buffering to shield neighbors from excessive noise and lights.
  - c. The planning and design of any new elementary school should consider possibilities for future renovation and expansion of the community center and middle school, to ensure those facilities can continue to meet the needs of their respective users into the future.
5. The value of existing community amenities at the TJ site should be recognized and enhanced in the course of school construction:
  - a. APS should seek opportunities to improve existing community amenities and areas used by the general public, whether on school-held or county-held property (i.e., the community center entrance, the outdoor area along the east wall of the existing middle school, and walkways and plaza areas outside the theater).
  - b. APS development of the site should recognize the value of the TJ Community Garden, an existing amenity not expressly noted in the working group's charge, and keep it in its current location if at all possible. If relocation is required, the new location should have ample sun, a convenient water source, and proximity to the middle school.
  - c. The measured trail should not be harmed, interrupted or shortened by any development of the site. Everyday vehicular circulation, including school buses, should not be permitted on the measured trail or on the walkway between the wall of the gym and the fields.
  - d. The entrance to the community center may be relocated or enhanced, but should not be blocked, visually obstructed or hidden from street view by a school building.
6. The recreation needs of additional students should be accommodated without impinging on general community use of the park:
  - a. Planning and design of an elementary school campus should include plans for the indoor and outdoor play space, including a playground, as needed to meet requirements for elementary -age physical education, recess, and extended day programs on that campus.
  - b. In the event of middle-school expansion, the impacts of additional students on TJ park fields and other facilities should be evaluated in advance and any needed upgrades of those features included in the project.
  - c. The joint use agreements between the County and APS should be updated to reflect changes in school enrollment and recreation needs.

7. A comprehensive, well- planned approach to parking on the site should incorporate the following:
  - a. On-site parking should be conveniently located where needed for the various uses of the site, and adequate on-site vehicular and bicycle parking should be provided for everyday activities and most events.
  - b. On-street parking should be preserved for nearby residents' use to the maximum extent possible.
  - c. Structured parking, at least partially underground, should be part of any plan for a new elementary school at this site. All costs and funding sources associated with that parking should be identified early as part of the school's overall cost.
8. Any proposal to locate environmental or energy-related features (i.e., major stormwater management facilities or geothermal wells) anywhere on the site should be considered early in project planning, with thorough disclosure and community discussion. Further, such projects should be planned and coordinated with County plans for the site and scheduled County major maintenance or improvements of the area involved.
9. Any school development should require a comprehensive transportation solution which, among other points:
  - a. Reduces the impacts of traffic flow in the surrounding community;
  - b. Increases safety, convenience and connections to the site for walkers and cyclists;
  - c. Provides efficient school bus access as well as parent-drop offs on the site in a manner that improves traffic conditions for residents and commuters as well as school-related travelers; and
  - d. Provides for periodic APS/County review and adjustments of traffic patterns and controls if needed to address problems.
10. The determination of school programming for any new elementary school on the site (i.e., neighborhood versus choice) should be made through a transparent and engaged community process in advance of planning and design of any new elementary school.

# TJWG Outcome Details

“What we know right now?”

Project Parameters

Summary of TJWG Preferred Site Concept

Summary of On-Going Transportation Analysis

# Project Parameters

1. New Elementary School for the Henry Community
2. Support Strategic Plan Goal #4 – Provide Optimal Learning Environments
3. Address capacity by providing 725 seats
4. Open by start of school 2019
5. Multi-story building in northwest corner of site
6. Structured parking
7. Project cost \$59 million

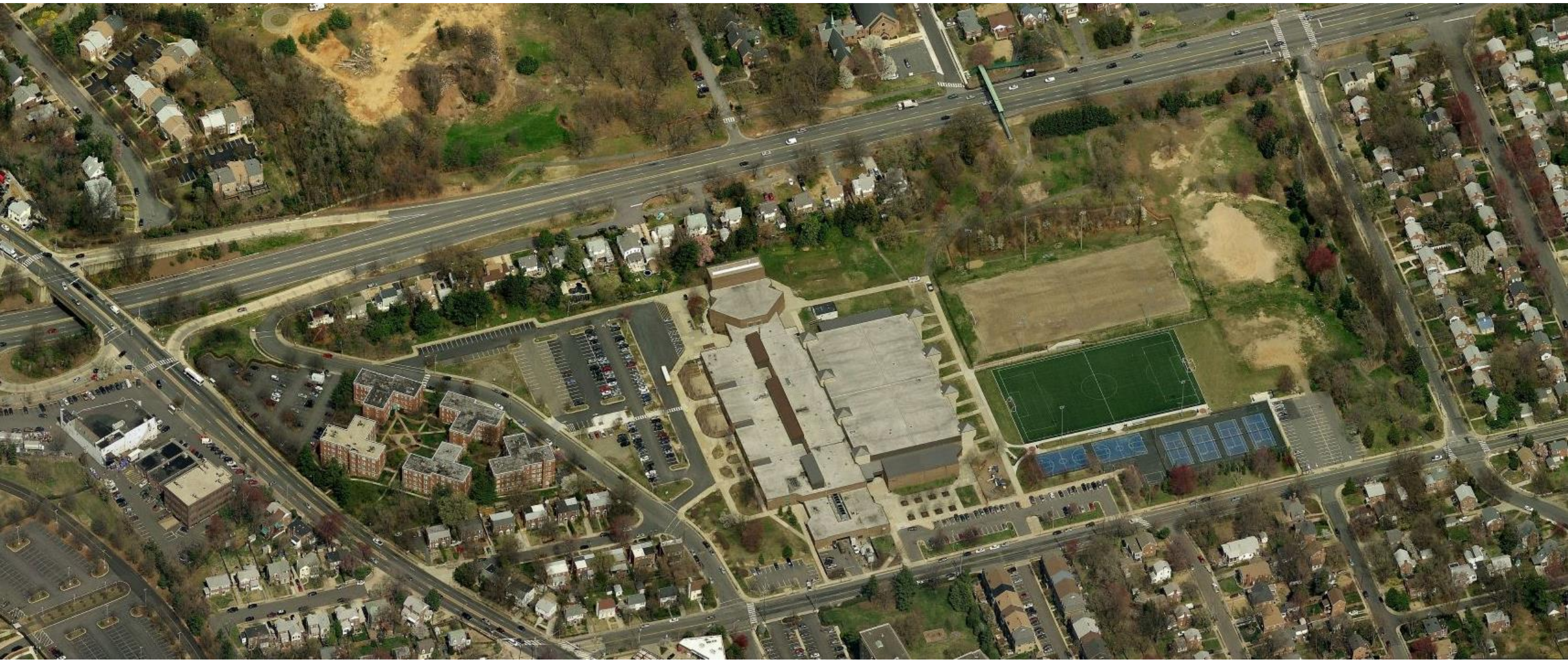


# Summary of TJWG Concept Proposal



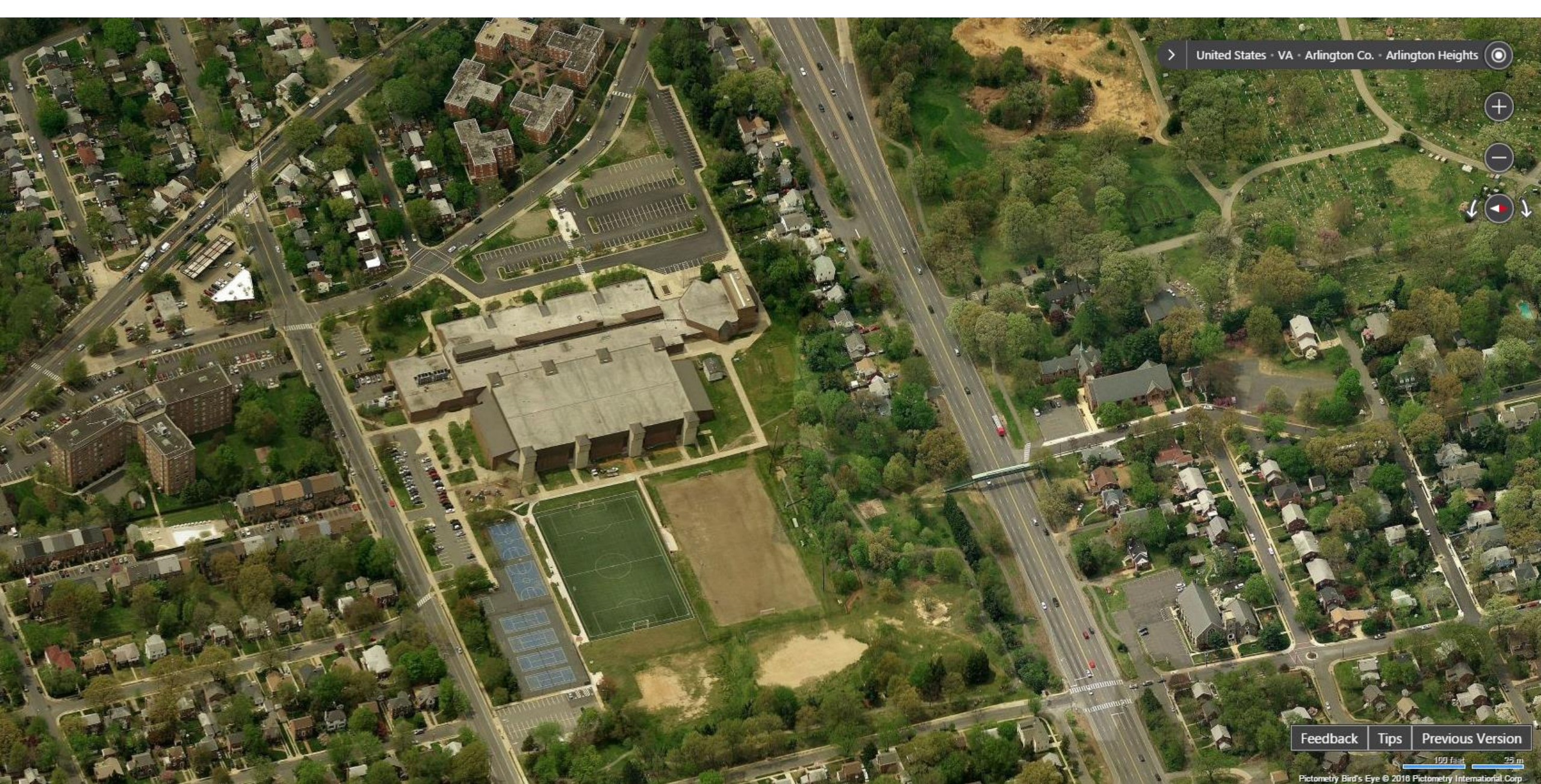
Proposed Concept 2, TJWG, October 2014





Aerial view looking north





> United States · VA · Arlington Co. · Arlington Heights



Feedback Tips Previous Version

100 feet 25 m

Pictometry Bird's Eye © 2018 Pictometry International Corp.

Aerial view looking west





Aerial view looking south





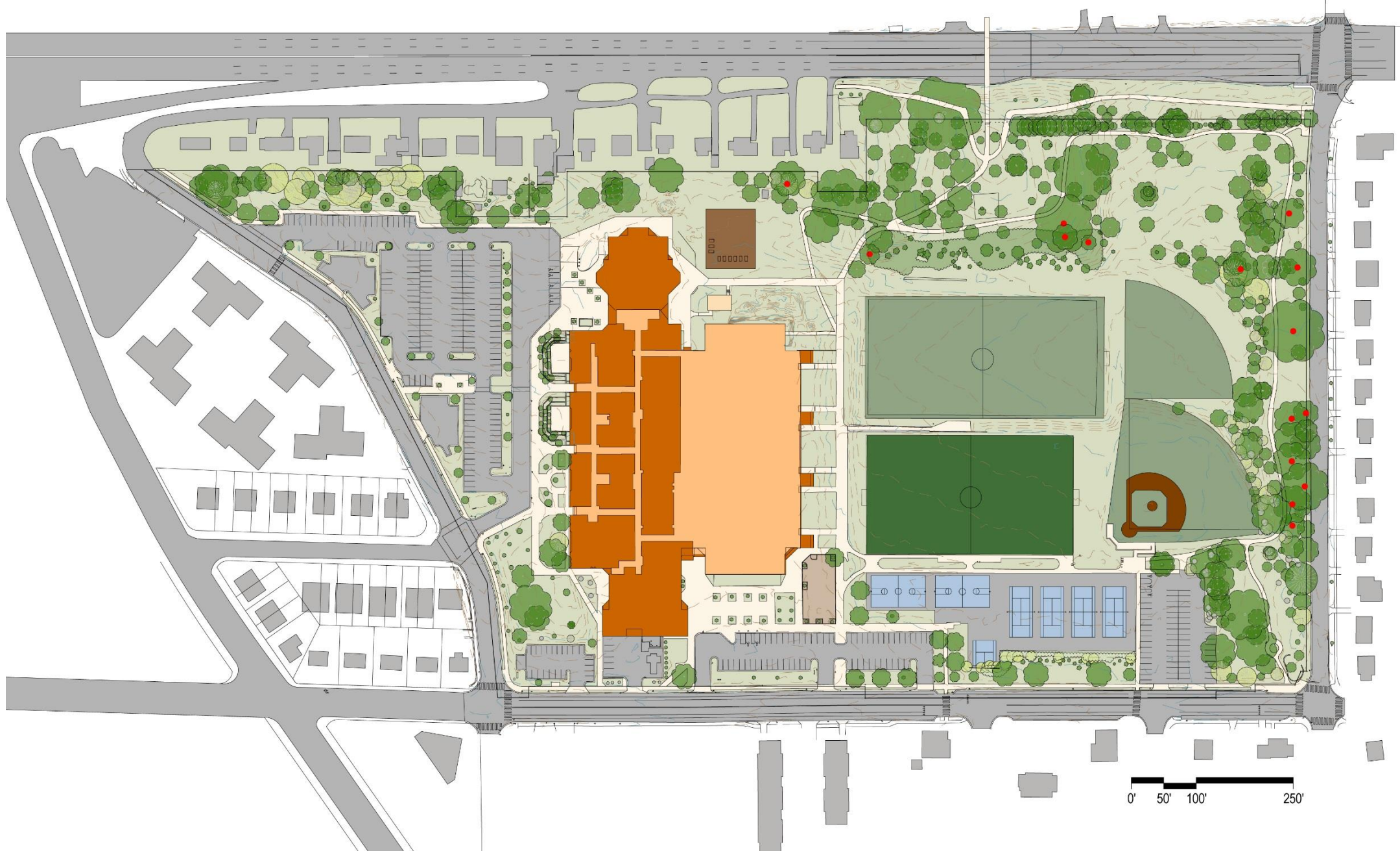
Aerial view looking east



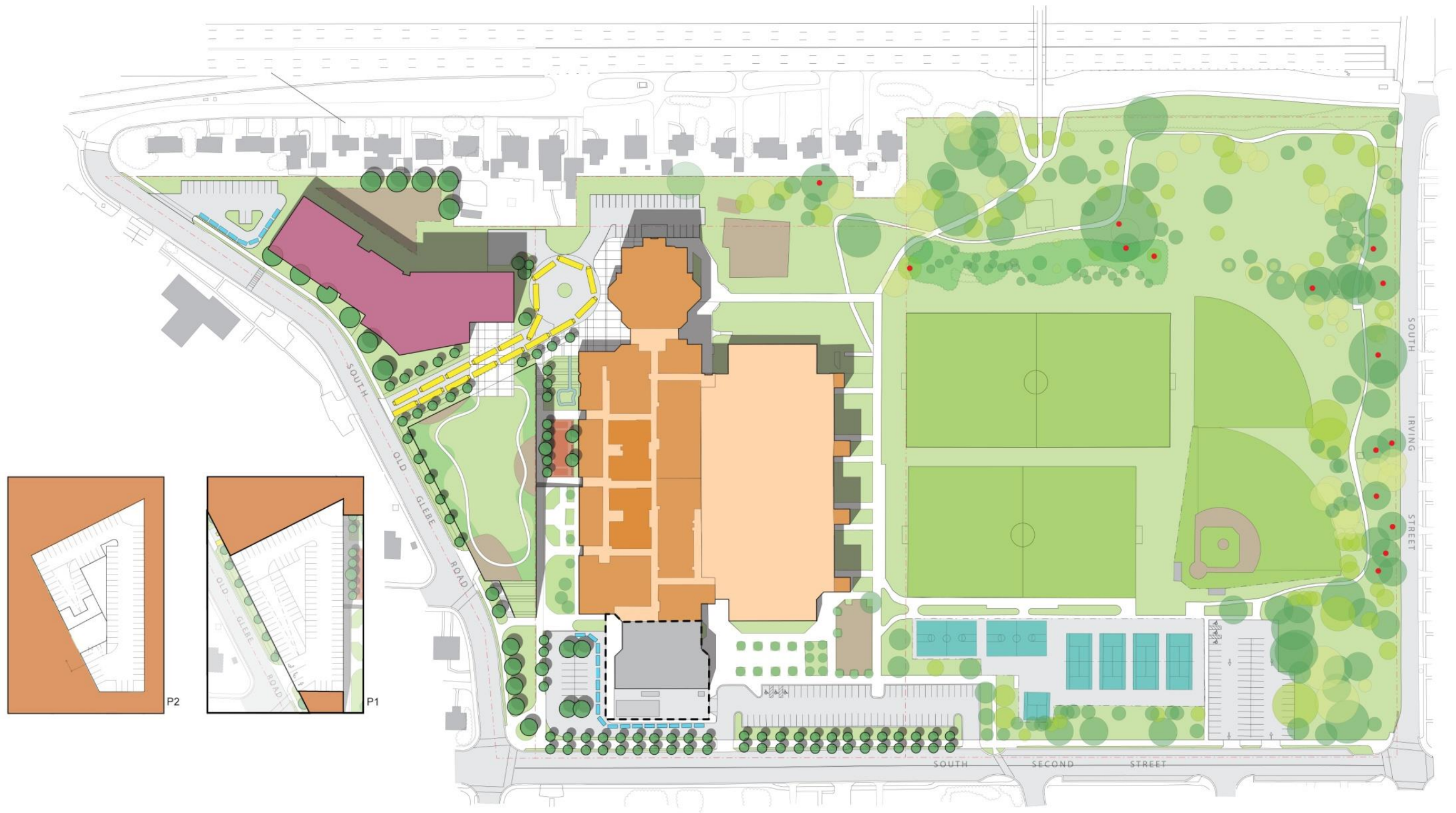


Aerial plan view





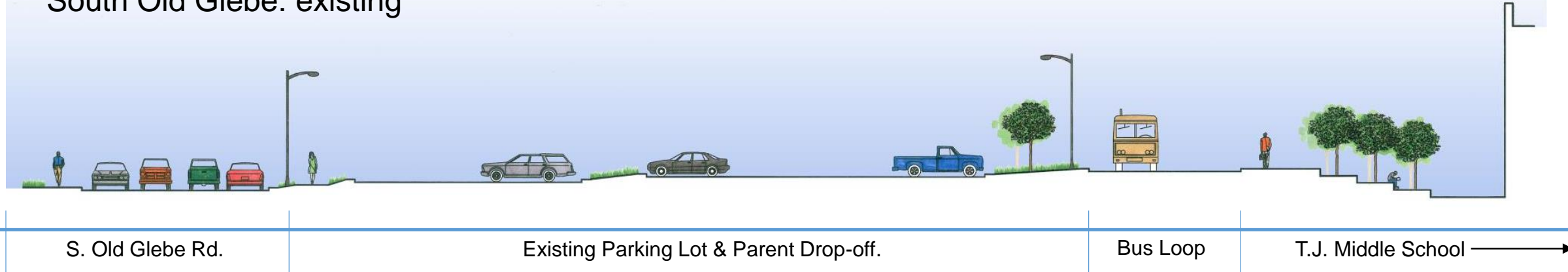
Existing conditions



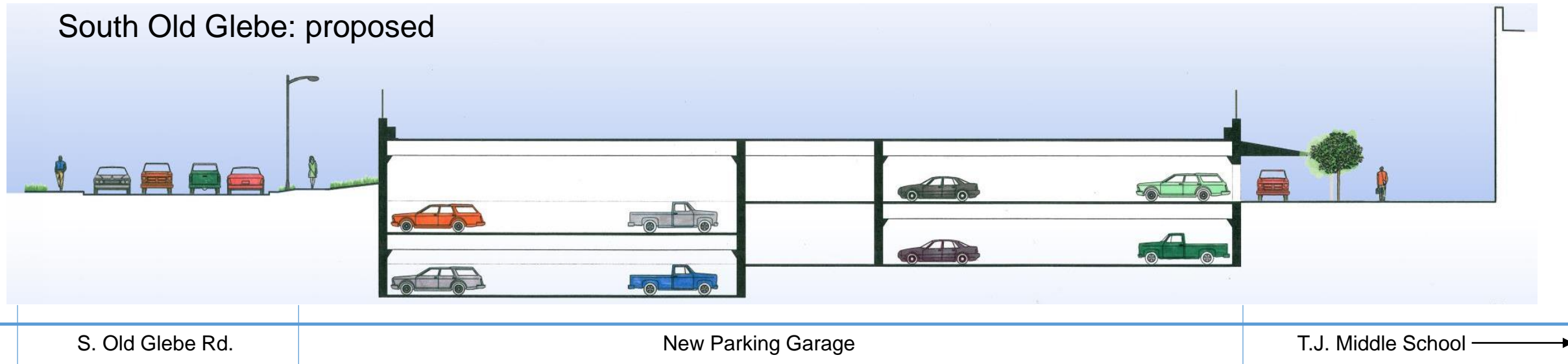
Proposed Concept 2, TJWG, October 2014



## South Old Glebe: existing



## South Old Glebe: proposed



Site Sections along South Old Glebe Rd.





Existing conditions, TJMS



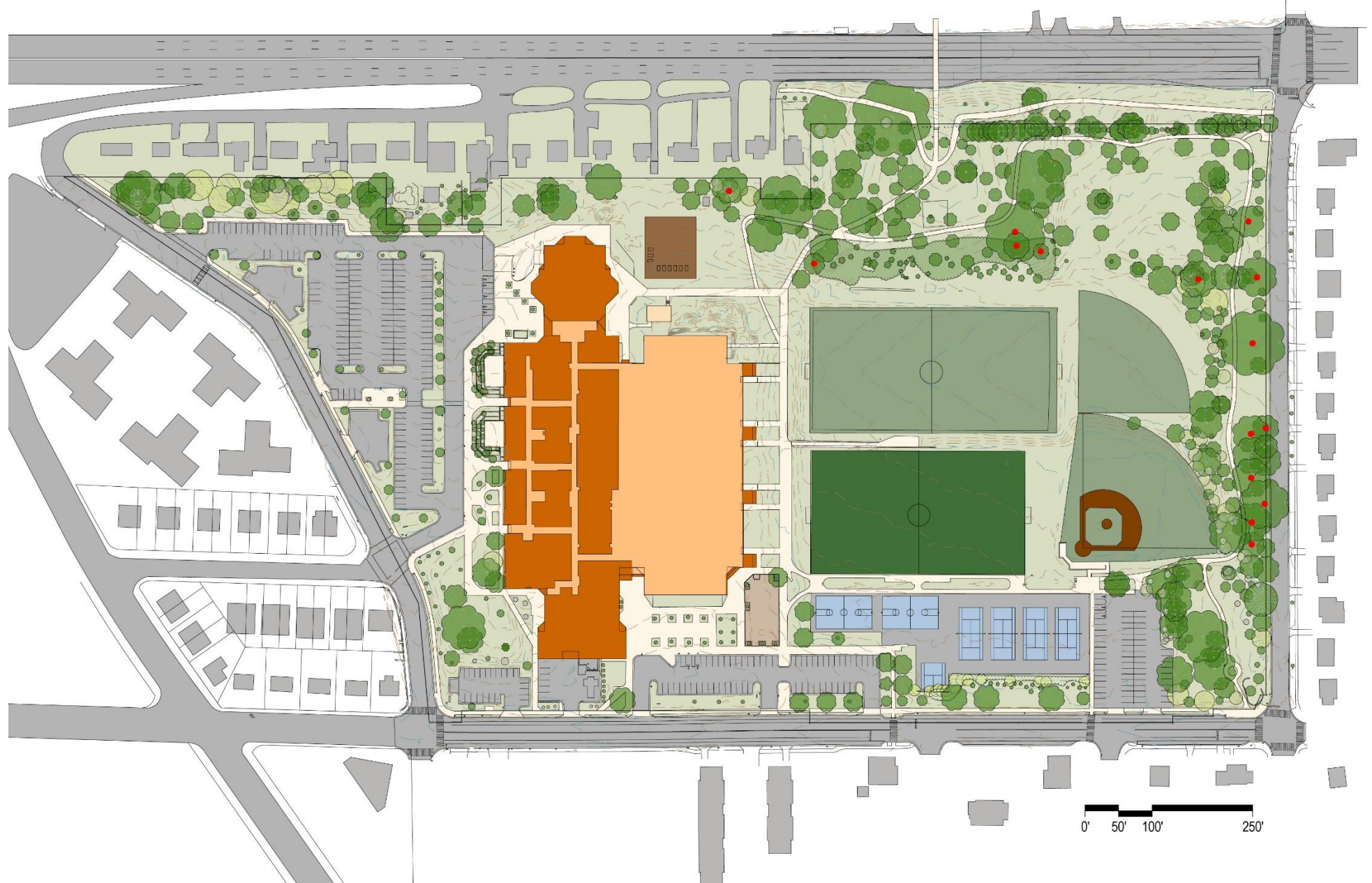


Proposed Scheme, TJWG, October 2014



# Summary of Ongoing Transportation Analysis

- Ensure safe and convenient pick-up and drop-off
- Ensure adequate consideration is given to neighborhood impacts and parking
- Enhance the safety of existing pedestrian walkways and bikeways

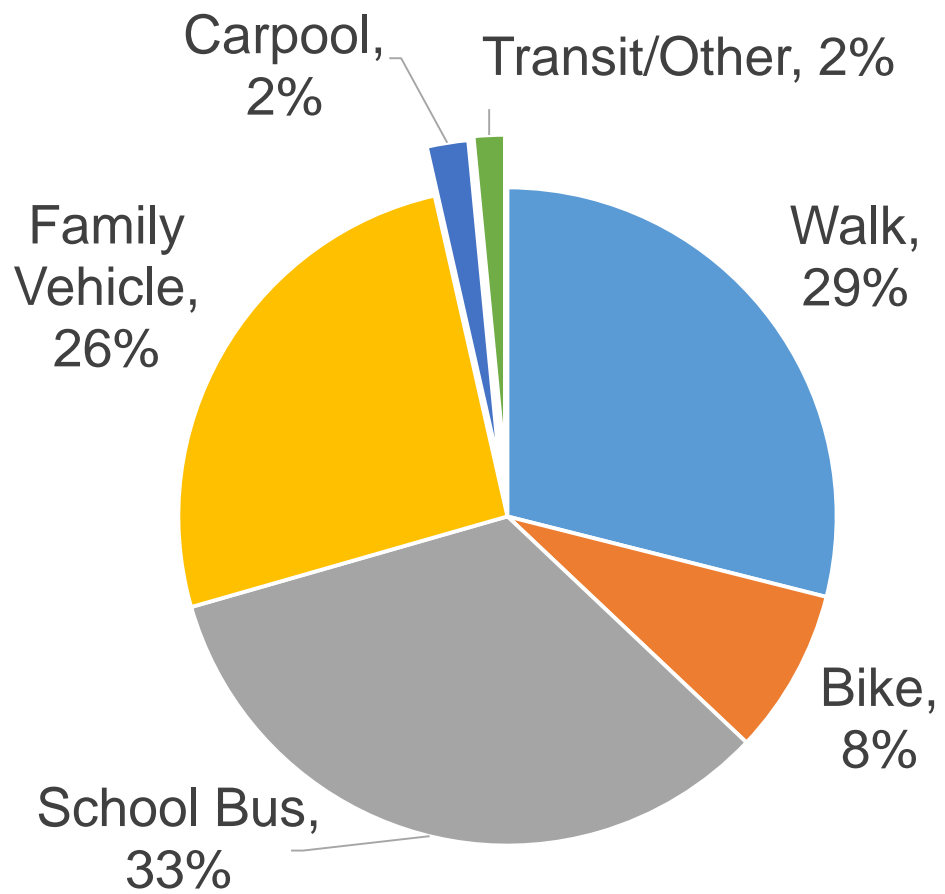


Key Transportation Challenges from TJWG and Staff Input

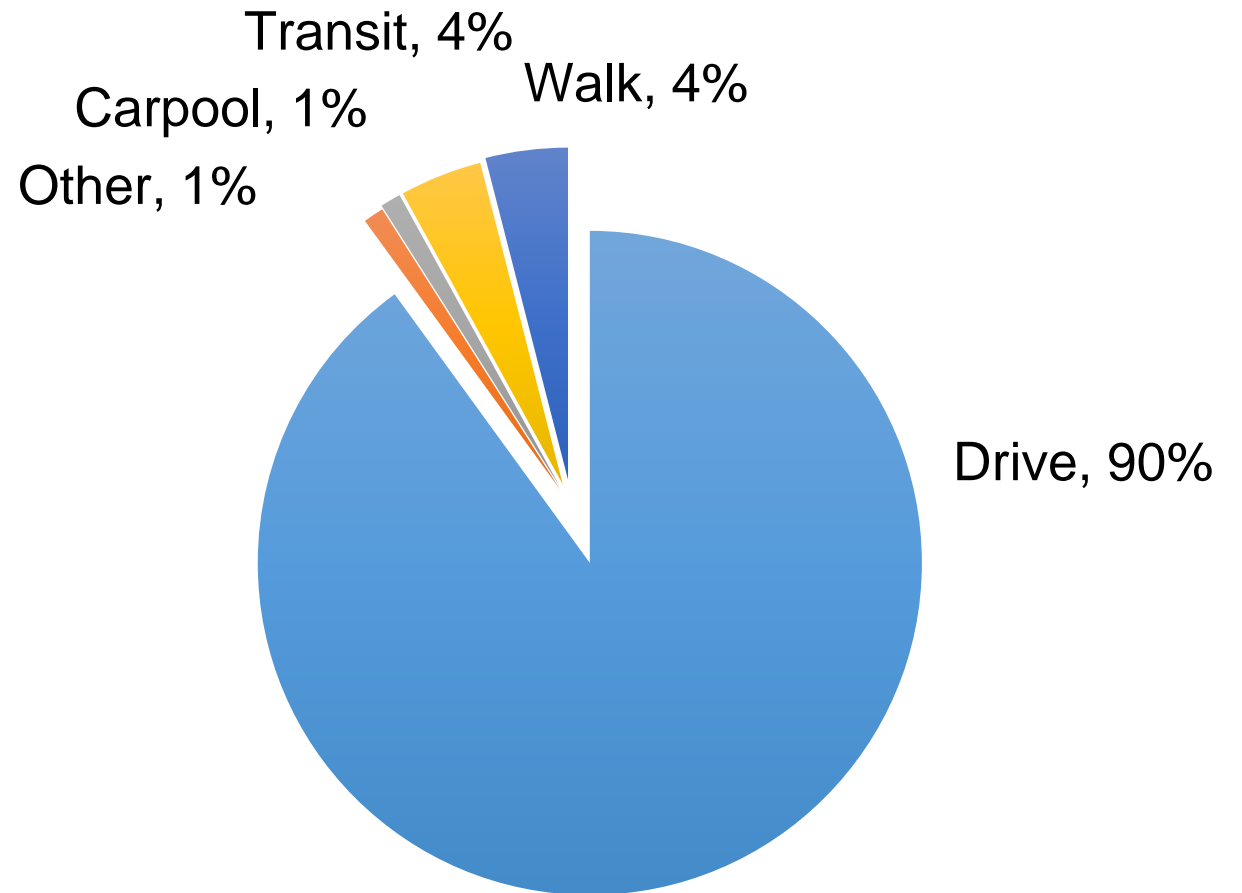
- Arrival and dismissal observations and counts
  - 5 days in June, Aug, Sept and Oct 2014
- Parking supply and demand counts
- Traffic analysis at 10 intersections
- Vehicle speed and crash data analysis
- Infrastructure assessment
- Surveys of students, parents, staff, community center users
- Special event observations



Transportation Work Completed



**Students**



**Staff**



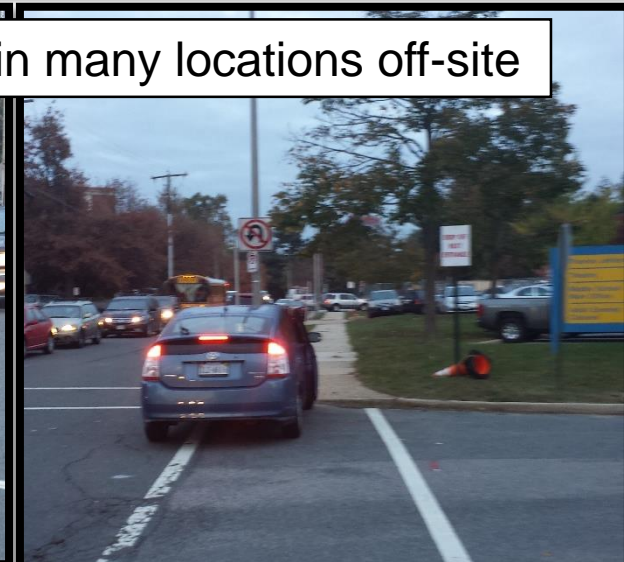
Back-ups on South Old Glebe Rd. and 2<sup>nd</sup> St.



Tough Crossing Conditions



Student drop-off occurring in many locations off-site



Scenes from Arrival

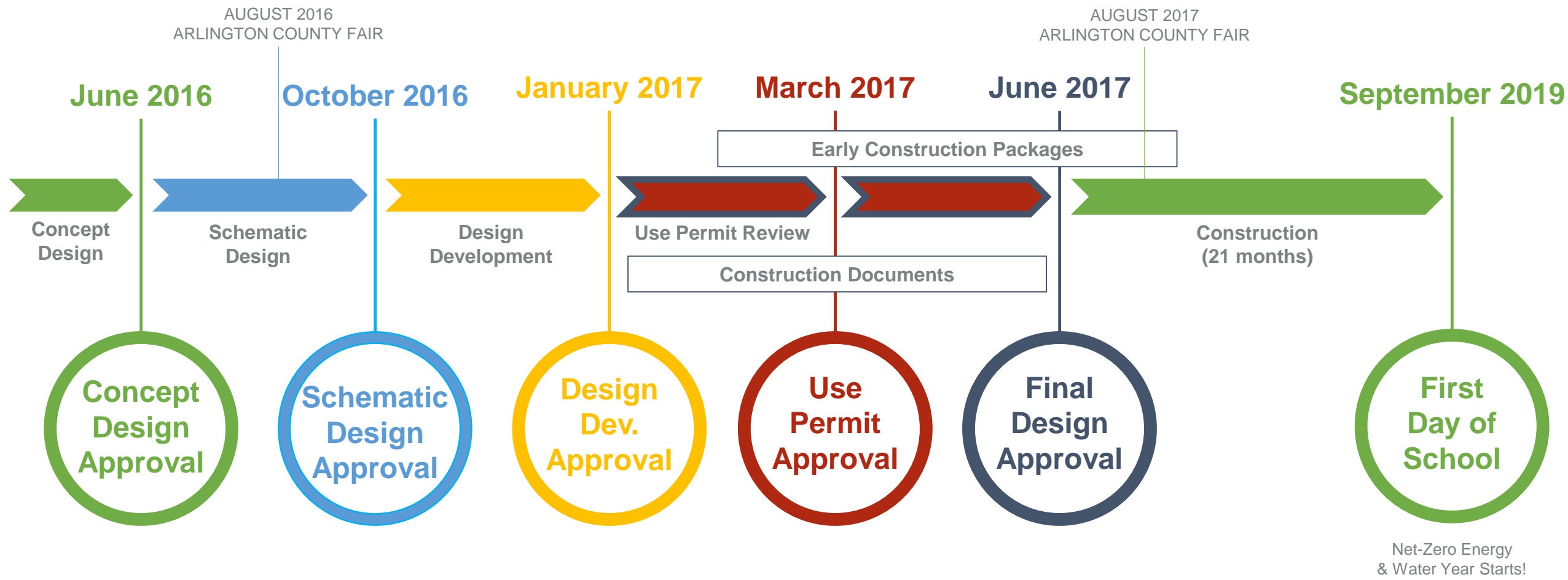
# Ongoing Transportation Design Topics

- Ongoing BLPC/PFRC, staff and community engagement
- Future traffic analysis
- Continued dialogue with the County about parking requirements
- Continue to explore off-site transportation improvements for bike/ped access, safety and traffic circulation
- Work with VMDO on site plan / arrival and dismissal design
- Continue to work with staff and APS on arrival and dismissal staffing, outreach to parents, etc.
- Continue to explore potential Transportation Demand Management (TDM) strategies
- Use permit conditions and school TDM Plan

# APS GOALS | SCHEDULE | TIMELINE

“Where are we going?”

# GENERAL SCHEDULE | TIMELINE





# UPCOMING CONCEPT DESIGN DECISIONS

1. General site layout and circulation
2. General building massing
3. Preliminary organization of major interior spaces

# GOALS DISCUSSION

“What do we want out of this process?”

# PUBLIC COMMENT – 10 min

# NEXT STEPS

1. Ongoing dialogue between APS & Arlington County Staff
2. Review building massing options
3. Review parking options

Upcoming Meeting Dates (Will typically occur at TJ Middle School Library)

BLPC – 5/4/16

BLPC/PFRC Joint Meeting – 5/18/16

# ADJORN

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