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MEETING MINUTES

PROJECT WILSON SCHOOL - 1601 Wilson Boulevard, Arlington, VA
PROJECT # LAD # 056-10002-001; BIG # 14520 WILS
MEETING DATE 11 June 2015
MEETING TIME 8:00pm - 10:00pm
LOCATION 4100 Vacation Lane, Arlington, VA
SUBJECT PFRC #2

ATTENDEES		
APS DESIGN & CONSTRUCTION	DCS	Scott Prisco, Ben Burgin, Jennifer Xu
PUBLIC FACILITIES REVIEW COMMITTEE	PFRC	Stephen Sockwell, Nancy Iocomini, Arlova Vohnm, Dennis Sellin, Todd McCracken, Terri Prell, Steve Cole, Elizabeth Gearin, Steve Campbell
OTHER ATTENDEES	OTH	Stuart Stein, Joan Lawrence, Christine Ng, Katie Elmore, Stan Karson
LEO A DALY	LAD	Jack Chin
BJARKE INGELS GROUP	BIG	Sean Franklin, Daniel Sundlin

Note: The full attendee list was not available.

1. Introduction

- 1.1. Chairman Sockwell offered introductory remarks and roll call.
- 1.2. WRAPS Update:
 - 1.2.1. Any recent changes do not affect school in a major way.
 - 1.2.2. 3 main new issues:
 - 1.2.2.1. Rotation of the Penzance office building.
 - 1.2.2.2. Preference for a non-elevated playing field.
 - 1.2.2.3. "Celebration" of 18th Street as a surface street. 18th Street will be a major thoroughfare and be treated as a "street".
- 1.3. DCS gave introductory remarks and agenda overview.
 - 1.3.1. The transportation team is showing worst case scenario only.
 - 1.3.2. APS is optimistic about the TDM for the new school.
 - 1.3.3. All students currently eligible for the HB Program will continue to be at the new school.

2. Transportation Presentation by Toole Design Group (TDG) - (Presentation is online)

- 2.1. TDG presented the baseline information based on surveys conducted.
- 2.2. TDG provided travel mode details and comparison, information on urban amenities, the walk, bike and transit network and an analysis of existing staff resident locations.
- 2.3. Does transit get you to school?
- 2.4. Access to site.
 - 2.4.1. How do buses load and unload?
 - 2.4.2. Where do parents drop off?
 - 2.4.3. Where is parking garage entrance?
 - 2.4.4. How will all users access the site?
- 2.5. Discussion
 - 2.5.1. Steve Cole asked if the county staff have been involved in the current discussions.
 - 2.5.1.1. Dennis Sellin explained that the staff is working with Toole but no decisions have been made.
 - 2.5.2. Steve Cole asked if the school will continue to have sports and late buses.
 - 2.5.2.1. DCS explained that the analysis is showing worst case scenario, which is early dismissal.

- 2.5.3. A comment was raised that realistically, the parents will also drop-off at the light at the corner of Wilson and Quinn or make the right turn and pull over a bit. Drop-off will be at the corner of Quinn St and Lee HWY and Key Blvd.
- 2.5.4. A question was asked if the entrances will be covered or if the students will walk on the field.
 - 2.5.4.1. Answer will be given in the following design presentation.
- 2.5.5. A question was asked if the drop-off can be in the parking garage.
 - 2.5.5.1. DCS explained that there will be a concern for safety and that scenario is not ideal.
- 2.5.6. A question was asked if the bus-drop off can be underground.
 - 2.5.6.1. DCS explained that the scenario would mean more excavation and cost more.
- 2.5.7. A question was asked if the staff hours are different than the parent's drop-off.
 - 2.5.7.1. DCS explained that the Stratford buses can extend all the way to the garage entrance and room will still be available for the garage entry.
 - 2.5.7.2. DCS also explained that the HB buses arrive sporadically while the Stratford buses all arrive at the same time.
- 2.5.8. Steve Cole asked about the concern for bus idling and air quality.
 - 2.5.8.1. All buses have their engines off now.
- 2.5.9. A question was asked when the next transportation presentation is.
 - 2.5.9.1. July 16, 2015

3. Design Presentation by Bjarke Ingels Group (BIG) – (Presentation is online)

- 3.1. BIG summarized the analysis done for the Frisbee field.
- 3.2. The project will not support a full-sized Frisbee field. The field will be flexible and used by all activities.
- 3.3. BIG presented the 2 siting options, Wilson Blvd and 18th Street including energy and solar analysis. Chosen location is Wilson Blvd as determined by the BLPC.
- 3.4. An overview of the 2 design schemes was presented. Chosen scheme is the Fanning Bars scheme as determined by the BLPC.
- 3.5. Discussion
 - 3.5.1. Steve Cole asked if the PFRC has a choice in the design options and if the PFRC has the power to bring back any dismissed design options. What is the role of the PFRC?
 - 3.5.1.1. Arlova Vonhm reiterated that all design material is on the school website.
 - 3.5.1.2. DCS is the developer and the BLPC/PFRC meetings are the “process” and explained that the BLPC will be involved with a lot of the PFRC issues. APS and the design team are bringing options to the PFRC that the team feels will work. All functional issues are determined by the BLPC and APS. It is not practical to bring all options to the PFRC.
 - 3.5.2. A question was asked if the shifting atrium (Ziggurat) scheme is above the allowable height.
 - 3.5.2.1. No. The decision to eliminate the scheme was because the building is above the comfort level for building height based on functionality.
 - 3.5.3. Steve Campbell asked what will happen if the school needs to expand?
 - 3.5.3.1. DCS explained that the school will most likely not need to expand because it will be the right size for the HB-Woodlawn program.
 - 3.5.4. Steve Cole asked if the middle school can be on a few floors and the high school on the others and what are the program restrictions that keep the scheme to 6 floors?
 - 3.5.4.1. The HB-Woodlawn program is an integrated program.
 - 3.5.5. Christine Ng asked if the shapes in the model and drawings are dimensionally accurate.
 - 3.5.5.1. Yes
 - 3.5.6. Steve Cole asked if the garage is below grade.
 - 3.5.6.1. BIG answered that it is partially below grade.
 - 3.5.7. Steve Cole commented that Arlington County promotes a very inviting experience along Wilson and that the closed façade option does not reflect that.
 - 3.5.8. Nancy Iacomini seconded Steve Cole's comment above.
 - 3.5.9. A comment was made that if this school will be a prominent civic building, why will the public be looking at the “back” of the school along Wilson Blvd?
 - 3.5.10. Further comments regarding the closed ends were not favorable but that a “fish bowl” will not necessarily work either. A solution is probably something in between.
 - 3.5.11. Steve Cole mentioned that the school primarily serves the community the most and that there may be a possibility for any transparencies to open up after hours when used by the community while keeping it more opaque during school hours.

4. General Discussion:

- 4.1. Stan Karson discussed 4 points:

- 4.1.1. Siting along Wilson Blvd is the right choice as it is what is preferred by WRAPs and the BLPC.
- 4.1.2. In favor of bus drop-off along 18th Street.
- 4.1.3. The open space must be as big as possible but not be just for Frisbee. It must be for the community too.
- 4.1.4. The project must take into consideration the history of the existing Wilson School and meetings with HALRB should be started with ideas of incorporation of some part of the existing school.
- 4.2. Joan Lawrence agreed that a dialogue w/ HALRB is important.
- 4.3. Nancy Iacomini had the following points:
 - 4.3.1. Agree with the BLPC recommendations.
 - 4.3.2. Wants to see how the historic building can be incorporated.
 - 4.3.3. Wants to see schemes on how the public accesses the school and certain spaces like the gym.
 - 4.3.4. Questions where the main entrance is?
- 4.4. A comment was made that opportunities for entry along Wilson Blvd should be further explored because of the civic potential this building has.
- 4.5. A question was asked why the parking cannot be lowered so the field can be at grade.
 - 4.5.1. BIG explained that the floor level relationships are important for the Stratford program and that they need to be close to grade to facilitate their access.
 - 4.5.2. DCS reiterated that the lower the building goes, the more it will cost.
- 4.6. Christine Ng commented that she is concerned about the abandonment of the building siting along 18th St because of the benefits towards a green building and how the Wilson Blvd orientation can be possible.
 - 4.6.1. BIG explained that as a result of the bars being fanned towards the northwest, the building mitigates the western exposure while the highest bar still allows for maximum amount of solar panels. BIG also reiterated that solar exposure is only a small portion of achieving a sustainable building.
- 4.7. Steve Cole reiterated that the goal of the county is to activate Wilson Blvd and to maintain the civic qualities of the street. Wilson Blvd should be the front door of the school.
- 4.8. DCS explained that there may be ideas of using the parking deck for alternative, community uses.
- 4.9. A comment was made addressing the elevation difference between the county park and the school field.
- 4.10. A question was raised on whether the community would have access to the roof terraces.
 - 4.10.1. DCS explained that any amenities on those roofs would be available to the community and that having a direct stair outside would facilitate that access.

5. Conclusion.

- 5.1. Next PFRC meeting on July 16, 2015

The above represents our understanding of the topics discussed, and the decisions reached. Should any recipient notice significant omissions or errors, please notify Pierre Gendreau at jchin@leoadaly.com within seven days of receipt.

Submitted by: Jack Chin
Date: 26 June, 2015