

30 December 2015

## MEETING NOTES

**RE: BUILDING LEVEL PLANNING COMMITTEE #17**

**STRATFORD MIDDLE SCHOOL  
ARLINGTON, VIRGINIA  
31406600**



2121 WARD PLACE, NW, 4TH FLOOR  
WASHINGTON, DC 20037  
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**Meeting Date & Time:** 21 December, 7:00-9:00 PM

**Location:** H-B Woodlawn Library

### Attendees:

#### BLPC

Graham McBride – Asst. Principal H-B  
Karen Gerry – Principal, Stratford program (Not Present)  
Renee Harber – Asst. Principal Career Center (Not Present)  
Carol Burger – H-B Staff (Not Present)  
Eve Reed – Cherrydale Representative  
Ray Sendejas – Cherrydale Representative  
Dot Green – Donaldson Run Representative  
Susan Cunningham – Donaldson Run Representative – BLPC Chair  
Amanda Davis – Maywood Representative (Not Present)  
David Barish – Waverly Hills Representative  
Doug Taylor – Woodmont Civic Association (Not Present)  
Caroline Holt – Lyon Village Representative (Not Present)  
Deb Pearson – PTA Taylor  
Jen Thompson – PTA Glebe  
Rohini Chopra – PTA ASF (Not Present)  
Whytni Kernodle – PTA Key (Not Present)  
Courtney Hill – PTA WMS  
Michael Henry – PTA SMS  
Laura Saul Edwards – PTA H-B Woodlawn (Not Present)  
Jeff Turner – FAC Representative (Not Present)  
Robert Dudka – HALRB Representative (Not Present)  
Charles Craig – HALRB Representative  
Rebecca Ballo – CPHD staff – Historic Preservation

#### APS Staff

John Chadwick – Assistant Superintendent  
Ben Burgin – Acting Director, Design & Construction  
Bill Herring – Project Manager, Design & Construction (Project Point of Contact)

#### Design Team

Dan Curry – Quinn Evans Architects  
Atara Margolies – Quinn Evans Architects  
Alia Anderson – Toole Design Group  
Lauren Delmare – Toole Design Group  
Don Hoover – Oculus

#### CMaR Team

Ross Miles – Preconstruction Manager  
Joe Swanson – Project Executive

#### Community

Reid Goldstein – School Board member-elect  
Richard Giza – neighbor

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This was the seventeenth meeting of the Stratford Middle School Building Level Planning Committee (BLPC). The BLPC is appointed by the Arlington School Board to assist the Facilities and Operations staff and advise the School Board on each major capital / renewal project.

Discussion points are summarized below. This summary presents Quinn Evans Architects' understanding of discussions, decisions, and recommended actions. We request that all attendees review these Meeting Notes and notify APS with recommended revisions or questions.



### 1. INTRODUCTION

- a. John Chadwick (APS) reviewed the PFRC County Staff report that was issued the previous week. The Staff expressed their opposition to the site driveway at this time given the data they have examined thus far. John mentioned that the Planning Commission, E2C2 and the Transportation Commission have concerns about the driveway.
  - i. No matter which plan is implemented; there is precedent to evaluate the situation at established intervals so the transportation approach can be adjusted. APS is going through that process now at Discovery Elementary.
  - ii. Where does the funding for that process come from? John Chadwick stated that it would be included in the budget (as it was at Discovery).
  - iii. APS also stated that the driveway and the building design are not linked and the building design can proceed even if the conclusion about the driveway shifts.
- b. Ben Burgin (APS) reviewed the recent change to the Certificate of Appropriateness (CoA) process recommended by the School Board and approved by the County Board in the last few weeks. For this project, the County Board and not HALRB will be issuing the CoA.
  - i. Historic District Design Guidelines that have been drafted through a collaboration of APS, HALRB and HP Staff will be distilled to a document of 1-3 pages, with much of the research and work done to date issued in an appendix.
  - ii. Rebecca Ballo (County HP Staff) mentioned that the zoning ordinance will be amended to support the change in CoA process by March 2016.

### 2. REVIEW OF SCHEDULE AND MEETINGS

- a. Atara Margolies (QEA) reviews the SD meeting schedule, and recent or upcoming meetings:
  - i. RPA meeting with Arlington County 12/9
  - ii. Meeting with APS instructional on 12/10
  - iii. PFRC 12/16
  - iv. Upcoming meeting with Arlington County on Site/Fire Access 1/8

### 3. TRANSPORTATION DATA REVIEW

- a. Alia Anderson (TDG) and Lauren Delmare (TDG) reviewed the data used in the projections of: student drop-off trips, staff trips, and percentage of students being dropped off who live in the walk zone. They presented TDG's assumptions and methodology as compared to the local group Coalition for a Safe Stratford (CSS). The methodologies differed on several points:
  - i. Drive Rate: TDG used the overall drive rate as they have more data sets that inform that rate. CSS used the maximum drive rate by walk zone and percent of Stratford students who will live in the walk zone.

TDG reviewed the CSS assumptions by looking at the same metrics for all of the neighborhood schools and the number of students currently living within the future school's maximum walk-zone boundary. The CSS walk-zone drive rate looked only at Williamsburg (highest drive rate) and H-B (not a neighborhood school, so 4/5 of students are coming from outside the walk zone).

- ii. Staff trips: TDG used assumptions based on staff survey data. They assumed that 50% of staff might arrive during the peak hour. CSS assumed 100% of staff would arrive at peak hour. Full-time staff are expected to be at school by 7:20 am and peak hour is 7:15 am – 8:15 am).



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- b. TDG went through each calculation to demonstrate how and why CSS' numbers are different from TDG's projections.
- c. TDG also discussed how, though data is limited, an increase in walking/biking can be seen in the parent survey and student tally data from 2013 to 2014 as walking/bike was encouraged and the culture was starting to form.
- d. John Chadwick asked what the options were for improving Vacation Lane for drop-off without the driveway. TDG replied that remote drop-off, improved intersections and the ability to drop-off in the curb lane when the buses are not there would be possible strategies. TDG would be able to review additional measures after the TIA; analysis can be refined.
- e. Susan asked when the BLPC would be able to see how the cars and buses will queue for drop-off along Vacation Lane and in the parking lot. Would this be part of the TIA? TDG answered that no, it is not part of the TIA, but they will work to figure out how to present that info visually to the BLPC and to the community in a clear and digestible format. TDG explained that they could not show the traffic model to the community; it is slow and cumbersome. TDG also added that while not part of the TIA, they can model various potential design options.
- f. Susan also commented that if the public could be assured that there will be continued evaluation of the drop-off (with or without the driveway) after it is constructed and is operating, that will be reassuring to the community.

#### 4. SITE DESIGN UPDATE

- a. Atara Margolies (QEA) reviewed the site design updates.
- b. The driveway alignment has shifted from the concept plan to bring the drop-off slightly closer to the building at the existing gym façade. This allows the field to shift north slightly which helps with grading and trees at south of field.
- c. Slope to Old Dominion from drop-off is 10.5%.
- d. Question is raised about why the team is pursuing the development of the driveway if it may not happen. John Chadwick (APS) explained that the driveway scenario is the most complicated, so that needs to be developed now. It will not be difficult to remove the driveway and develop the alternate scheme if that is what needs to happen in the future. Also, it is likely that some of this infrastructure would be needed regardless to support fire access.
- e. Tree impact will be further developed when site survey work is complete, but scope should still approximately match what is shown on the concept tree impact diagram.
- f. Stormwater strategies for the site include bioretention/biofiltering opportunities in several key locations:
  - i. Immediately south of new addition. This location could also be designed to be an educational tool.
  - ii. Along portions of the southern edge of the driveway
  - iii. South of the new parking lot along Vacation Lane
- g. A new collection facility will likely be located under the new parking lot, replacing facilities that need to be removed due to the proposed construction.
- h. Opportunities for permeable paving at the new parking lot and possibly portions of the new driveway as well.

- i. Don Hoover (Oculus) reviewed the current landscape opportunities on site which include:
  - i. Stormwater treatment areas mentioned above
  - ii. New entry plaza at the addition
  - iii. Seating/informal play area along the slope leading down to the field
- j. Don reminded the BLPC that on a site with challenging topo, making areas flat for program often requires retaining walls, which add cost, so that is something that will impact the development of the landscape site program.

#### 5. GROUP DISCUSSION

- a. John Chadwick noted that at the PFRC meeting there was a comment about designing the site in a cohesive way.
- b. Rebecca Ballo reminded the group that \$250,000 was approved by the School Board to address the commemorative/interpretative aspect of the plan.
- c. Susan asked if there has been any further direction from the School Board on how to integrate the wider community or how the BLPC should be moving that process forward.
- d. APS responded that there has been no further direction from the School Board, and that the commemorative portion can be separate from the building design.
- e. Several members of the BLPC were interested in finding out if the commemorative element could be more integrated into the current design process.
- f. Dot Green made several comments including:
  - i. Request that the new elevator be as small as allowed, not a service elevator size.
  - ii. Adequate electrical outlets in corridors be provided for janitor use
  - iii. Classrooms that could be used for half-teams be provided for future flexibility
  - iv. At Yorktown, the hallways adjacent to the 8<sup>th</sup> grade science rooms have a floor pattern that also serves as a measuring/scale tool for the students in the metric scale. Design elements like this can be exciting and useful for students.
- g. Graham McBride raised the issue of the sledding hill. Many other members agreed that this is something their constituents are also concerned about.

#### 6. NEXT STEPS

- a. Next BLPC is 1/4; will be continued building design update.

END OF MEETING NOTES

