

# WILSON SCHOOL

1601 Wilson Boulevard, Arlington, VA

Public Facilities Review Committee

March 16, 2016

LEO A DALY |  | BIG

# **GENERAL UPDATES**



## Concept Design BLPC #6

Early last summer, the BLPC agreed to recommend the general massing concept and site organization to the School Board.

This recommendation was made via a letter to the School Board on August 6, 2015



## School Board Info Briefing

After receiving approval from the BLPC, the Design Team presented the concept design to the School Board.

The direction from the School Board was to investigate the potential impact of a variety of cost saving measures on the design.



## School Board Info Briefing

The Design Team and APS Design & Construction presented a range of potential cost savings measures to the School Board.

These included a more generic massing solution for the building, parking garage alternatives and space reductions. The BLPC was presented the options, and submitted their findings in a letter to the School Board on November 2, 2015

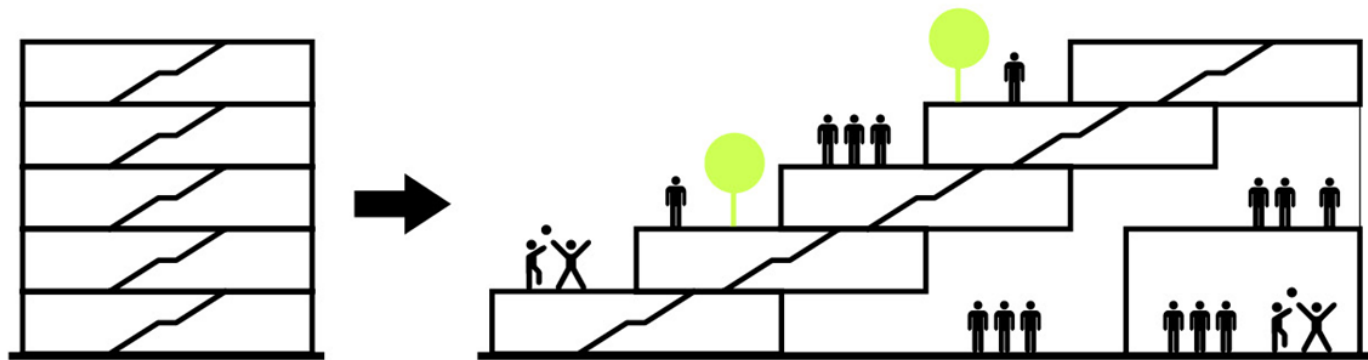


## School Board Action

The board presented and passed a motion approving the concept design with a budget ranging from \$88.07M to \$93.80M for the building and a separate \$7.02M held in reserve for the potential parking garage.

*\*More information on the motion on the following slide.*





### VERTICAL SCHOOL + COMMUNITY

The small site requires that the project be designed across multiple levels. A key objective for the design was to maintain the feeling of a 1-story school building while still having a vertical school and the efficiencies afforded by it.







18 ST.

BUS DROP-OFF

SIDEWALK  
+170'-0"

BUS DROP-OFF

GENERAL UPDATE

SIDEWALK  
+168'-0"  
STRATFORD

PARKING

MAIN FIELD  
+175'-0"

ROSSLYN HIGHLANDS PARK  
+175'-0"

NEW ST.

QUINN ST.

PENZANCE  
OFFICE TOWER

WILSON BLVD.

SIDEWALK  
+180'-0"

SCHOOL - PUBLIC FACILITIES





PREFER TO END  
BY THIS PAGE

“...Having carefully reviewed the extensive input from the BLPC, PFRC, FAC and various community groups and leaders as well as the Superintendent’s recommendation, I move that the School Board approve the Concept Design for the Wilson School site as generally described in Exhibits A through G of the presentation made at the December 3, 2015 School Board meeting. By approving Exhibits A through G the School Board approves the following aspects of the Concept Design:

- **“Fanning Bars”** building design;
- **General site layout and circulation**, including building frontage on Wilson Boulevard and athletic field on 18th Street North;
- **Minimum seating capacity of 775 students** for the following programs: H-B Woodlawn Secondary School, Stratford Program, ESOL/HILT and Asperger’s Programs currently located at the Stratford site;
- Projected completion date to be in time for the start of school in **September 2019**;
- Total funding available for the Project, excluding structured parking, to range from a **minimum of \$88.07 million to a maximum of \$93.80 million**;
- **Up to \$7.02 million funding to be made available to provide a parking structure** with approximately 92 spaces; this funding shall be in addition to the \$88.07 million to \$93.80 million funding range for the remainder of the project

As the Superintendent and staff enter the Schematic Design phase of this project, the School Board requests that staff explore additional shared use of space and other options to bring the project in within the budget range provided. The School Board also requests that staff explore all options for avoiding and minimizing the cost of parking.”



JANUARY  
27

MAY  
11

**Schematic Design BLPC & PFRC Meetings**

Throughout the spring & winter we will meet with the BLPC & PFRC every few weeks to discuss relevant issues with the project and get feedback to guide the project forward. The hope is to get BLPC & PFRC approval of the schematic Design by the end of May.

MAY  
19

**School Board Information Briefing**

With approval from the BLPC we will present the schematic design to the School Board along with a Schematic Design Report. This report will include plan layouts, detailed narratives of building systems, an associated cost estimate.

JUNE  
2

**School Board Action Item**

It is the team's intent that the design and associated cost estimate will be approved at the June 16th School Board meeting. At this meeting the School board will also provide direction in regards to the sustainability targets for the building and decide which parking scenario will be built.

JUNE  
20

**Use Permit Submission**

The information developed in the Schematic Design phase will allow APS to submit to the county for a Use Permit.

OCTOBER  
5

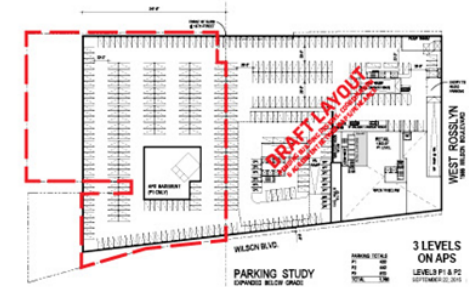
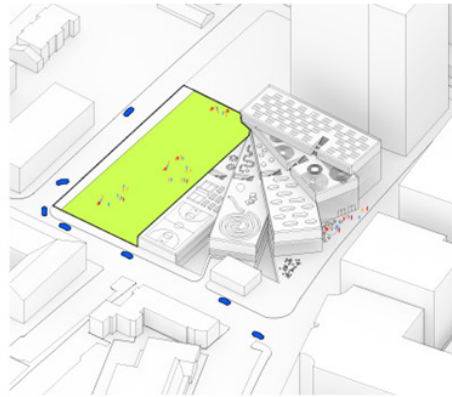
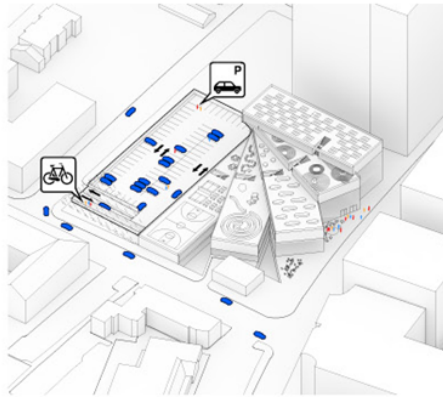
**County Board Meeting/ Use Permit Approval**

Once the use permit is submitted, the County, APS and the design team will work through various issues related to the building that are relevant to the use permit. This process is culminated in a county board hearing where the use permit would be granted.

**PARKING GARAGE**

## GARAGE OPTIONS UNDER CONSIDERATION

GENERAL UPDATES  
PARKING GARAGE



### APS BUILT GARAGE

APS OWNED AND CONTROLLED  
PARKING GARAGE

92 SPACES FOR H-B WOODLAWN & STRAT-  
FORD PROGRAMS

ADDITIONAL ~40 SPACES LEASED AT NEARBY  
GARAGE

GRADUALLY LOWER LEASED SPACES AMOUNT  
TO TDM TARGET OF 92 SPACES

### NO GARAGE

LEASE ~130 SPACES AT NEARBY GARAGE(S)

GRADUALLY LOWER LEASED SPACES AMOUNT  
TO TDM TARGET OF 92 SPACES

PLENTY OF PRIVATE GARAGES IN AREA TO  
NEGOTIATE WITH, MANY WITH SURPLUS  
SPACES

ALSO POSSIBLE TO NEGOTIATE DEAL TO HAVE  
ACCESS TO NEIGHBORING DEVELOPER'S GA-  
RAGE TO MEET SCHOOLS PARKING REQUIRE-  
MENT

NO RAMP INTRUDING ON FIELD, POSSIBLY LARGER  
FLAT AREA OF FIELD

### PENZANCE BUILDS GARAGE ON APS PROPERTY

PENZANCE BUILDS THEIR GARAGE PARTIALLY ON  
APS SITE

92 APS SPOTS TO BE INCLUDED

ADDITIONAL ~40 SPACES COULD BE LEASED AT  
THIS OR OTHER GARAGE

FINANCIAL/CONTRACTUAL AGREEMENT TO  
BE DEVELOPED

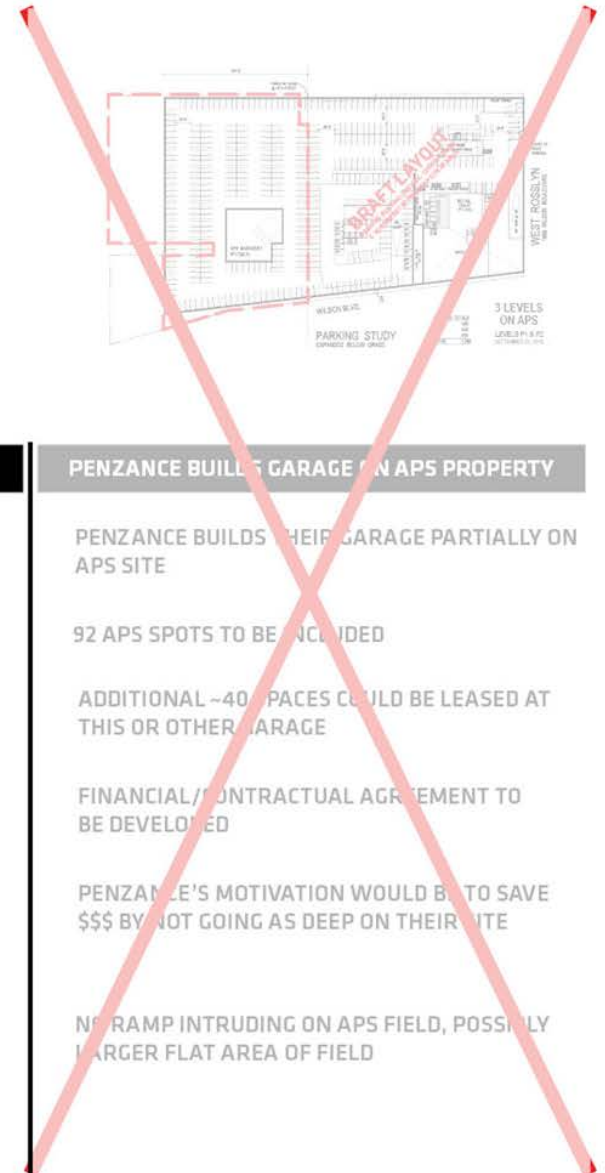
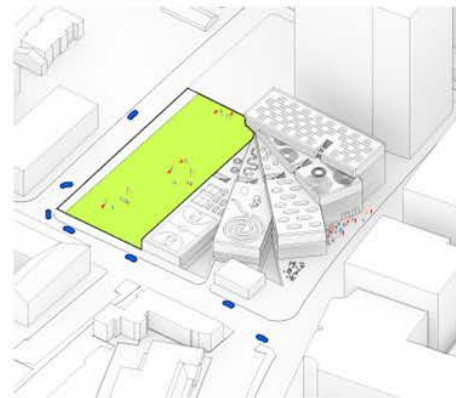
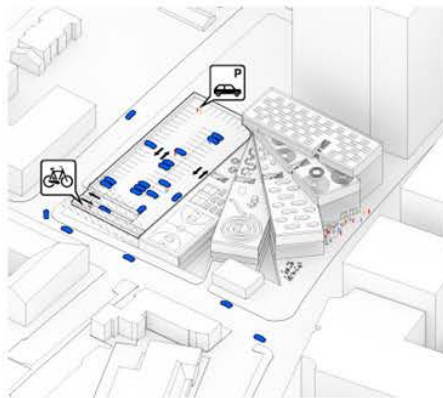
PENZANCE'S MOTIVATION WOULD BE TO SAVE  
\$\$\$ BY NOT GOING AS DEEP ON THEIR SITE

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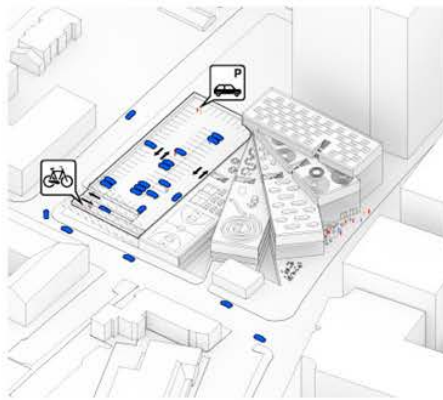
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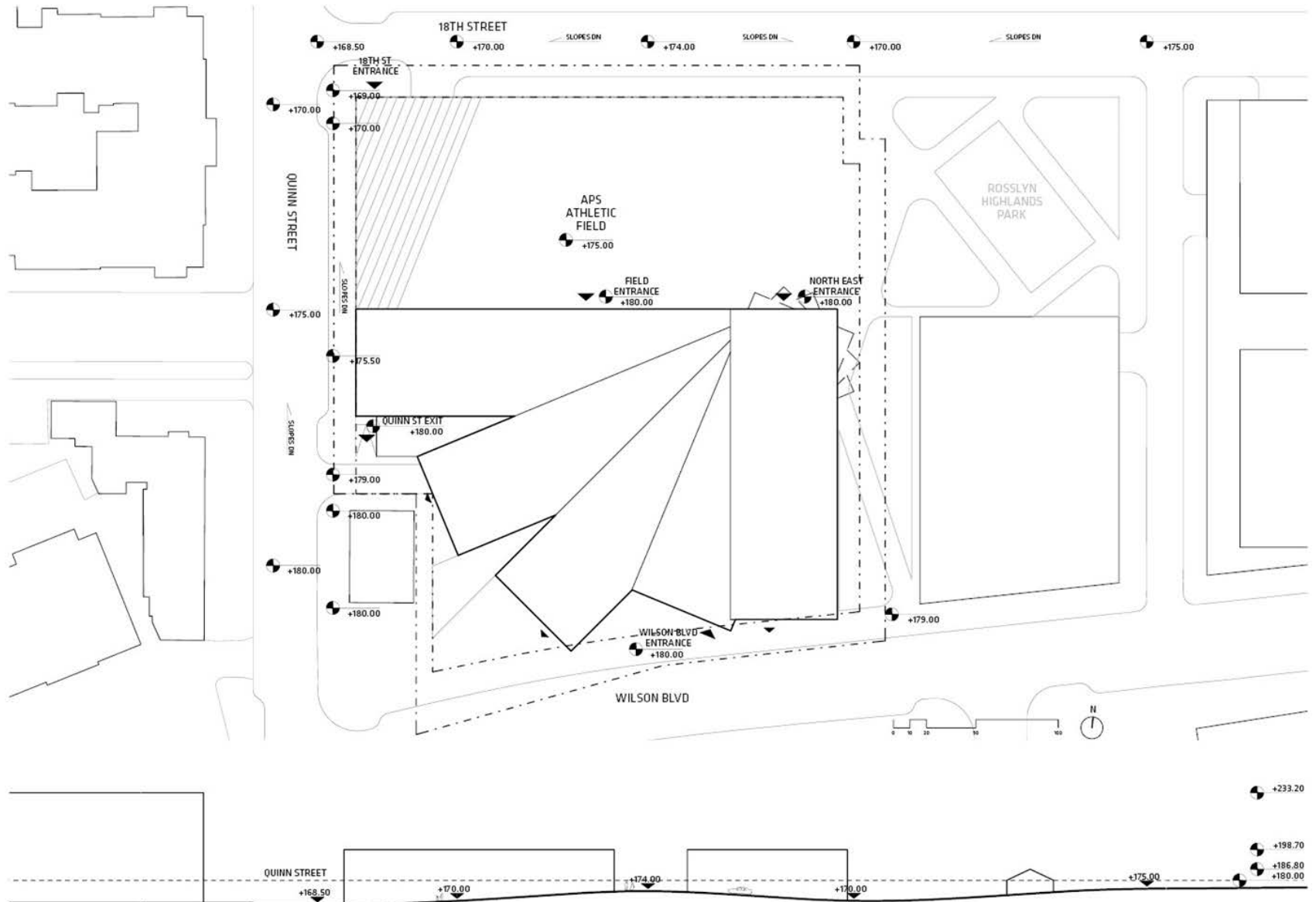
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**18TH STREET**



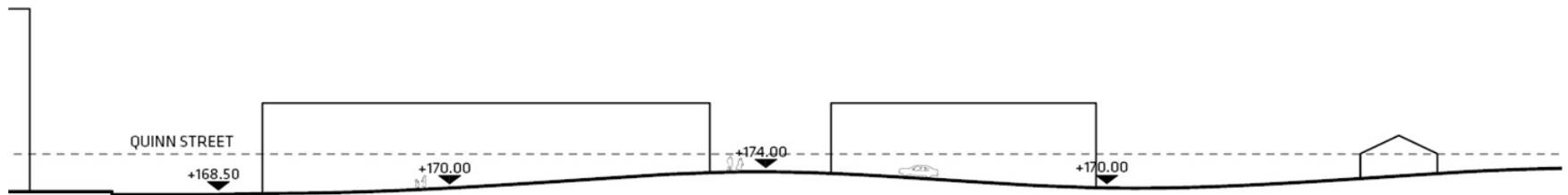
# 18TH STREET SLOPE - CURRENT CONDITION

GENERAL UPDATES  
18TH STREET



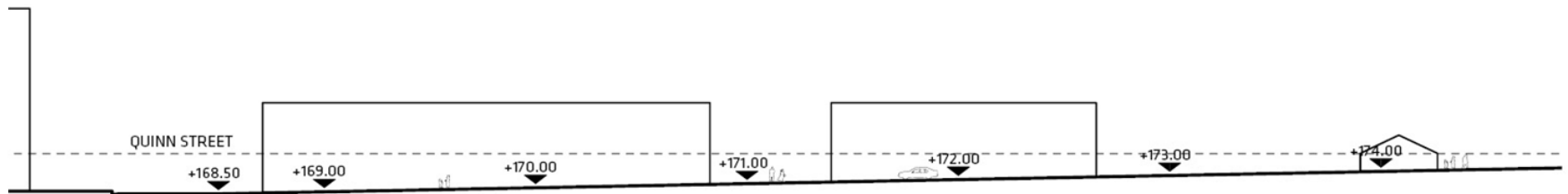
# 18TH STREET SLOPE - CURRENT CONDITION

GENERAL UPDATES  
18TH STREET



## 18TH STREET SLOPE - FLATTENING ENTIRE SECTION OF STREET

GENERAL UPDATES  
18TH STREET





# **DESIGN UPDATES**

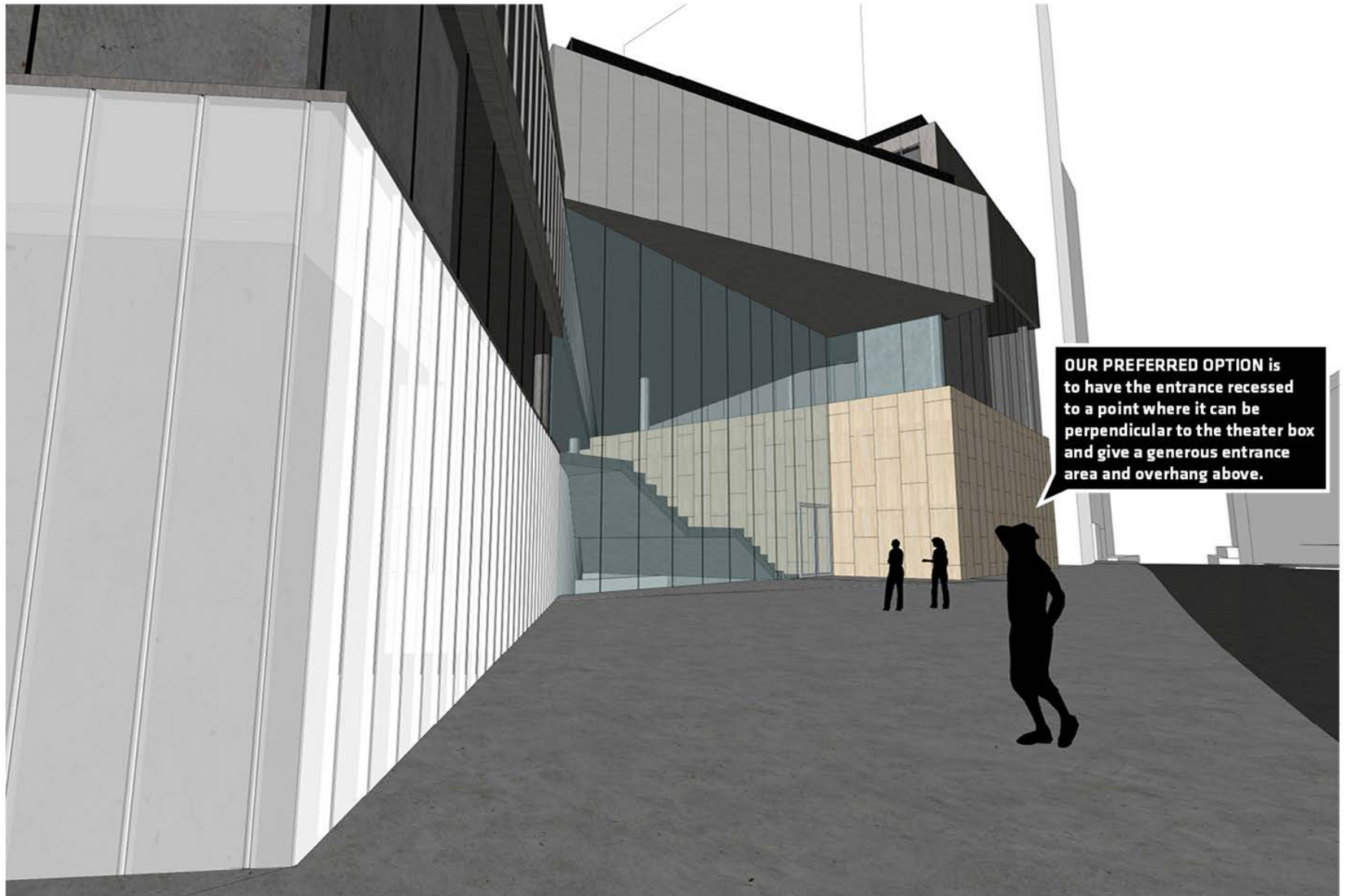
**WILSON BOULEVARD ENTRANCE**





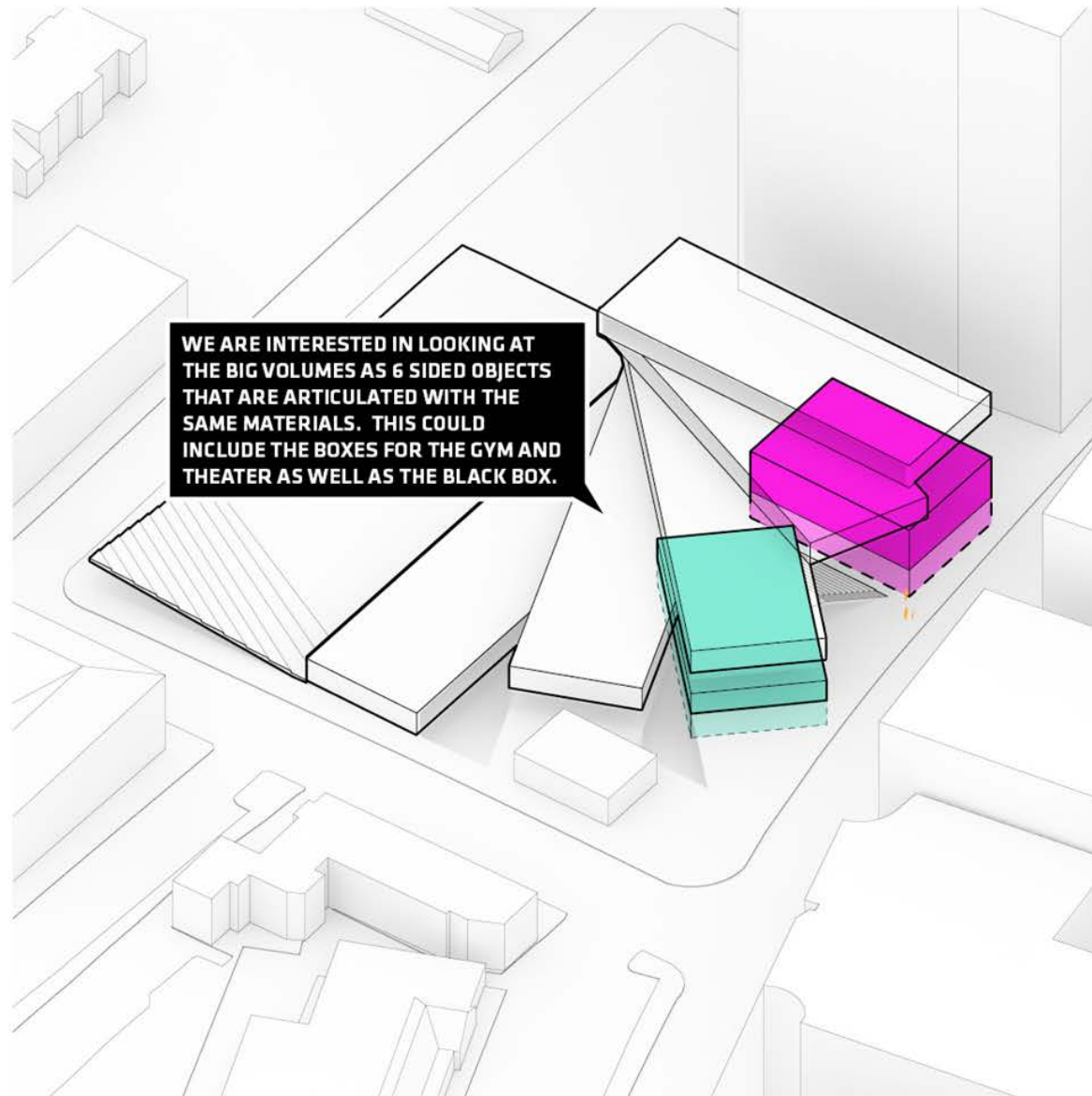






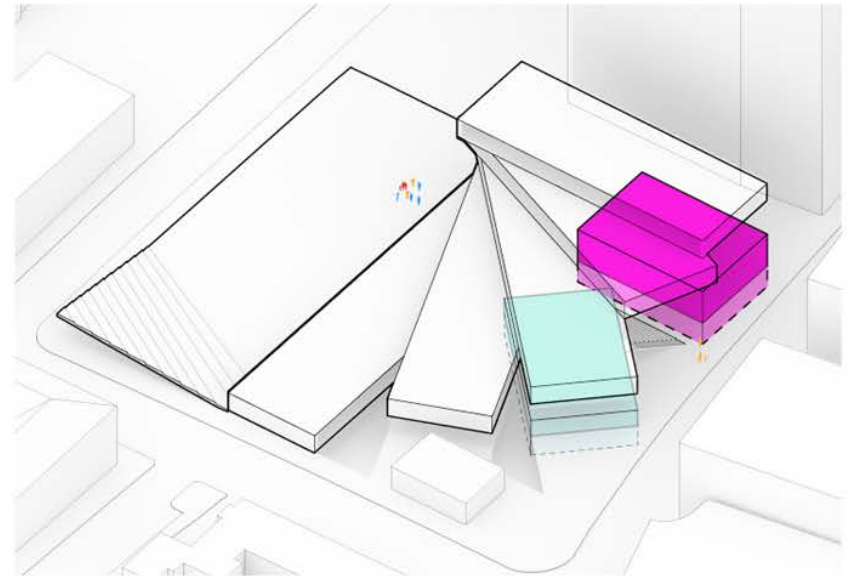
# **MATERIALITY CONCEPTS**





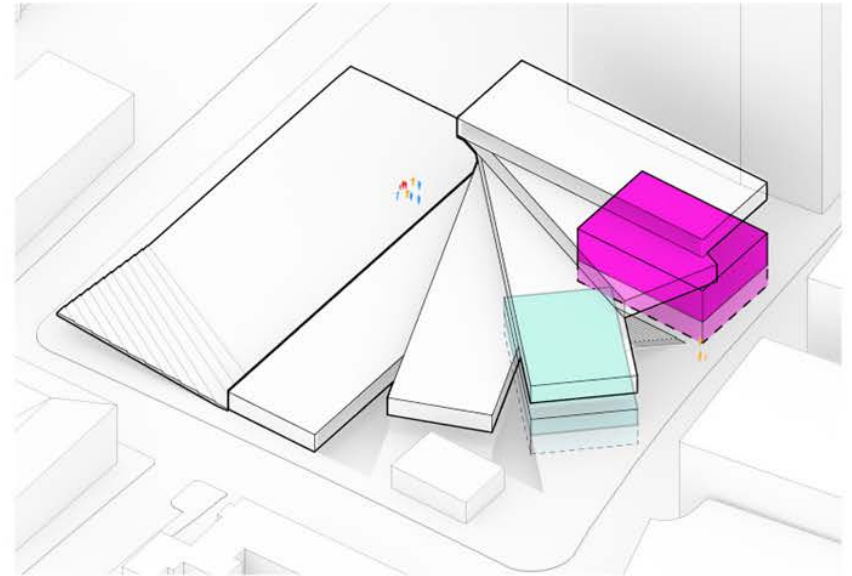
## THEATER BOX - WOOD

DESIGN UPDATES  
MATERIALITY CONCEPTS



## THEATER BOX - METALS

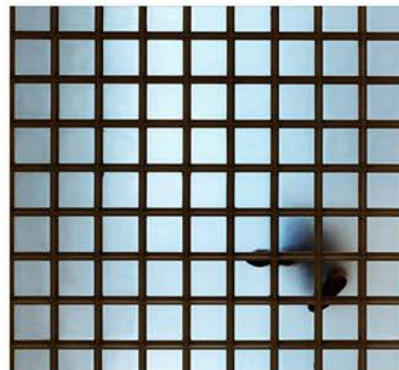
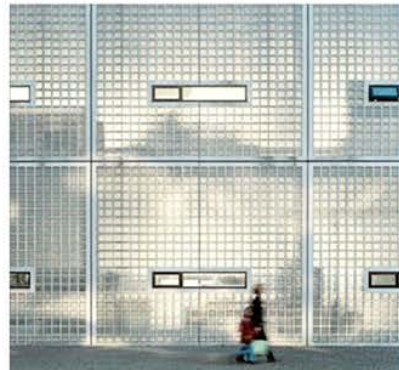
DESIGN UPDATES  
MATERIALITY CONCEPTS







GLASS BLOCK MAKES A LOT OF SENSE AS A REFERENCE TO THE STANDARD GYMNASIUM WINDOWS EVERYWHERE.

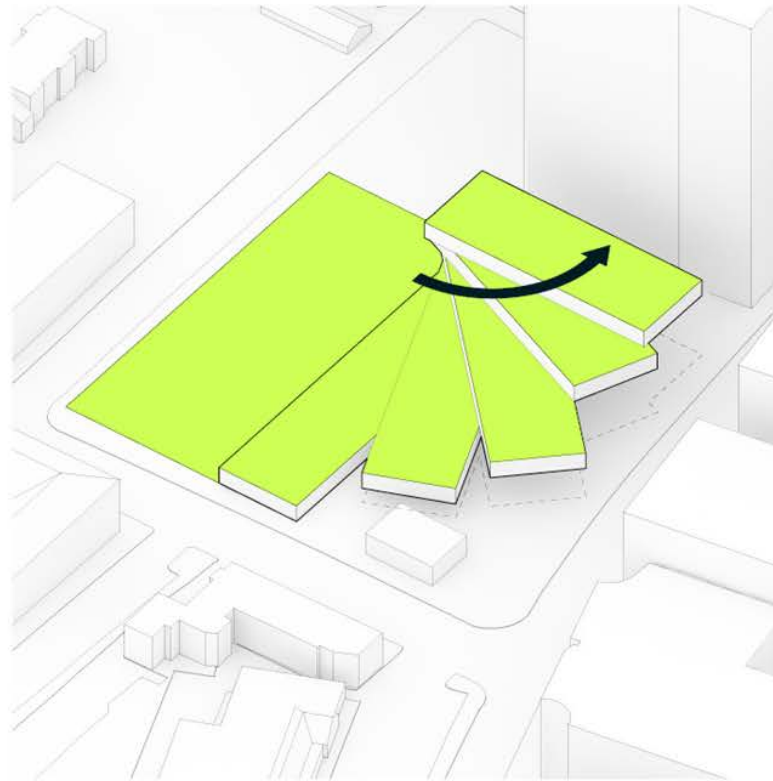


THE GYM BOX NEEDS DAYLIGHT, BUT NOT NECESSARILY VIEWS SO WE ARE LOOKING INTO TRANSLUCENT ASSEMBLIES.

THE TOP OF THE GYM IS THE LIBRARY, WE COULD DO A GLASS BLOCK FLOOR BETWEEN THE 2?

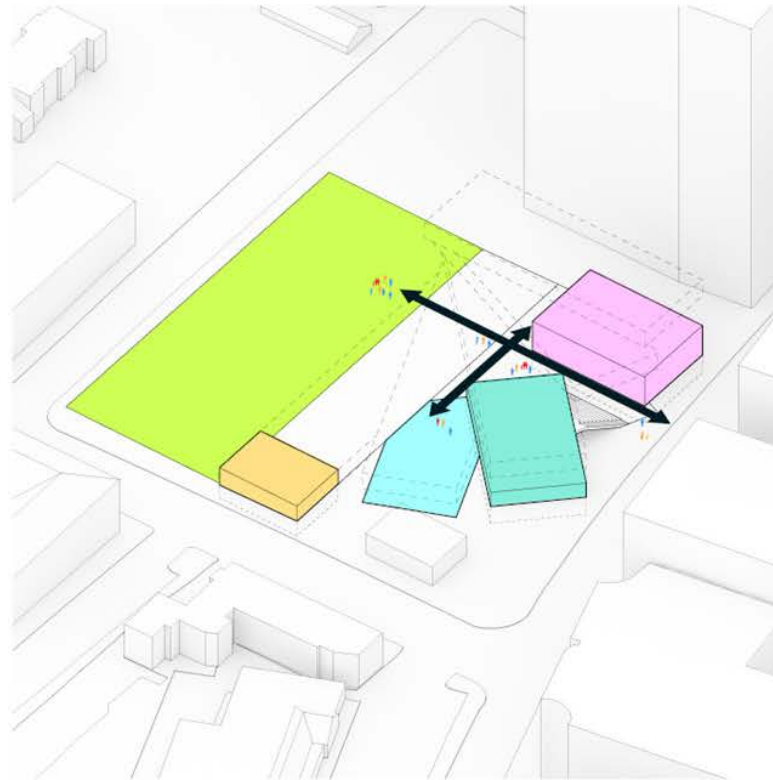
## **LOCATION OF PUBLIC PROGRAMS**





### CREATION OF TERRACES

The bars are rotated about a single hinge point. This creates cascading terraces leading from the instructional spaces of the school to the field, with each level of the school having access to a contained outdoor space.



### **PUBLIC SPACES TOWARDS WILSON**

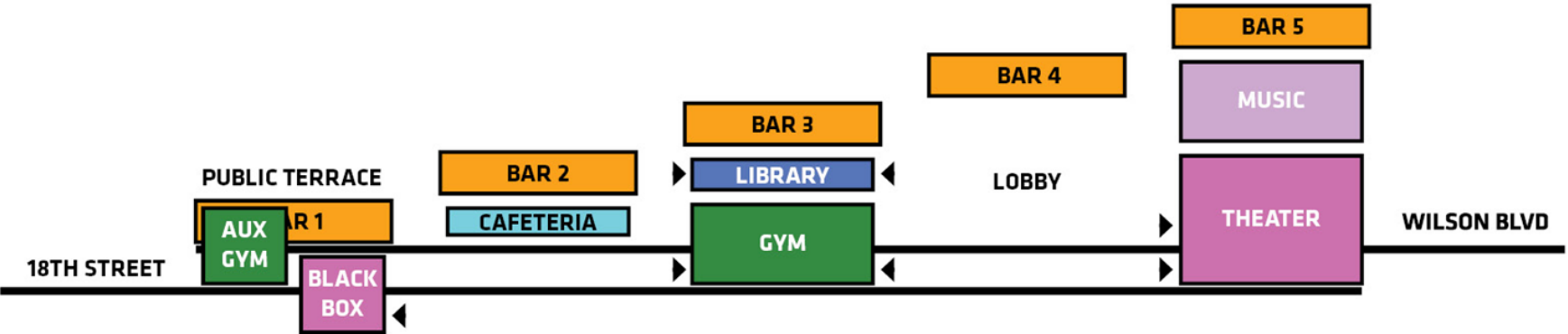
Beneath the rotated classroom bars is a large open ground floor with varying ceiling heights. Large and public functions of the building are placed here, facing Wilson Boulevard. The community can access these major spaces from a public entrance on Wilson Boulevard.



## CLASSROOM BARS

DESIGN UPDATES  
LOCATION OF PUBLIC PROGRAMS

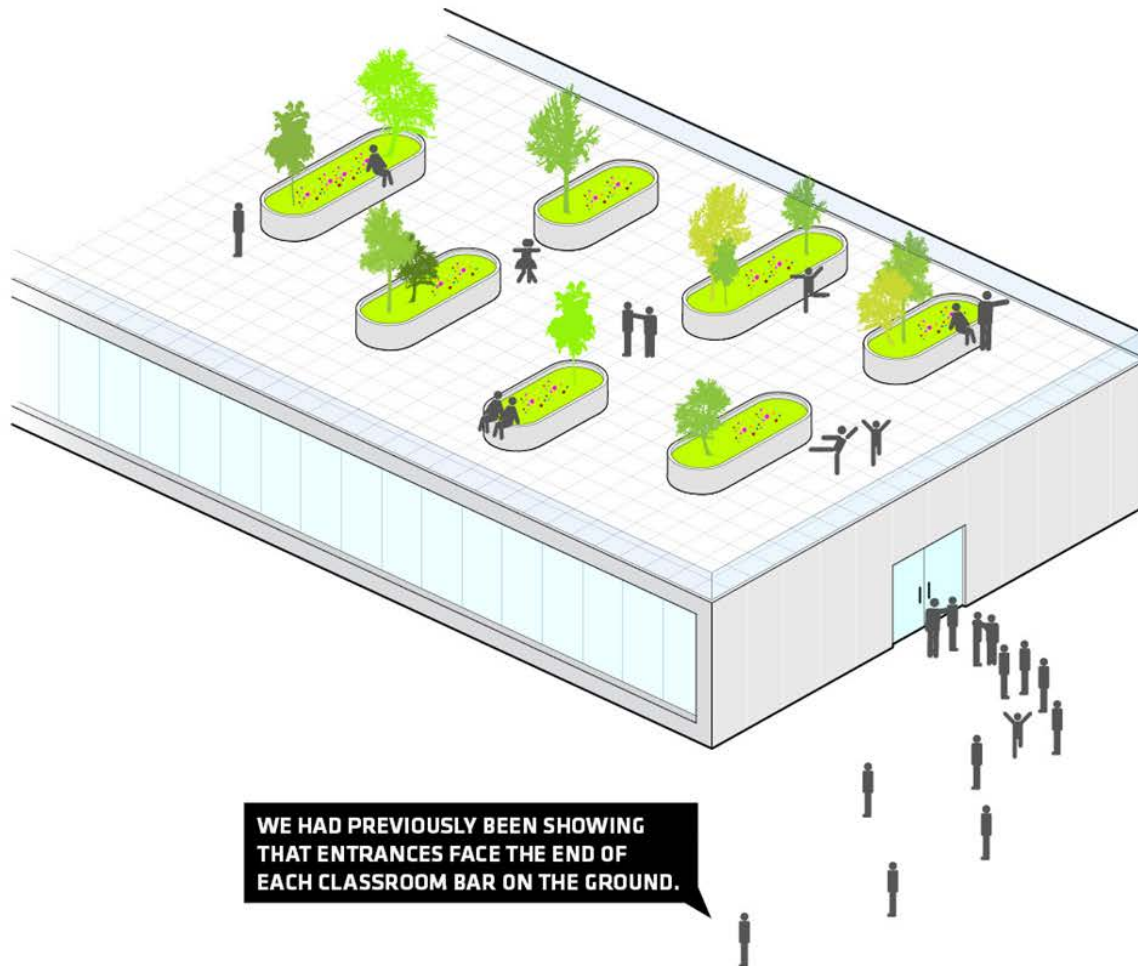


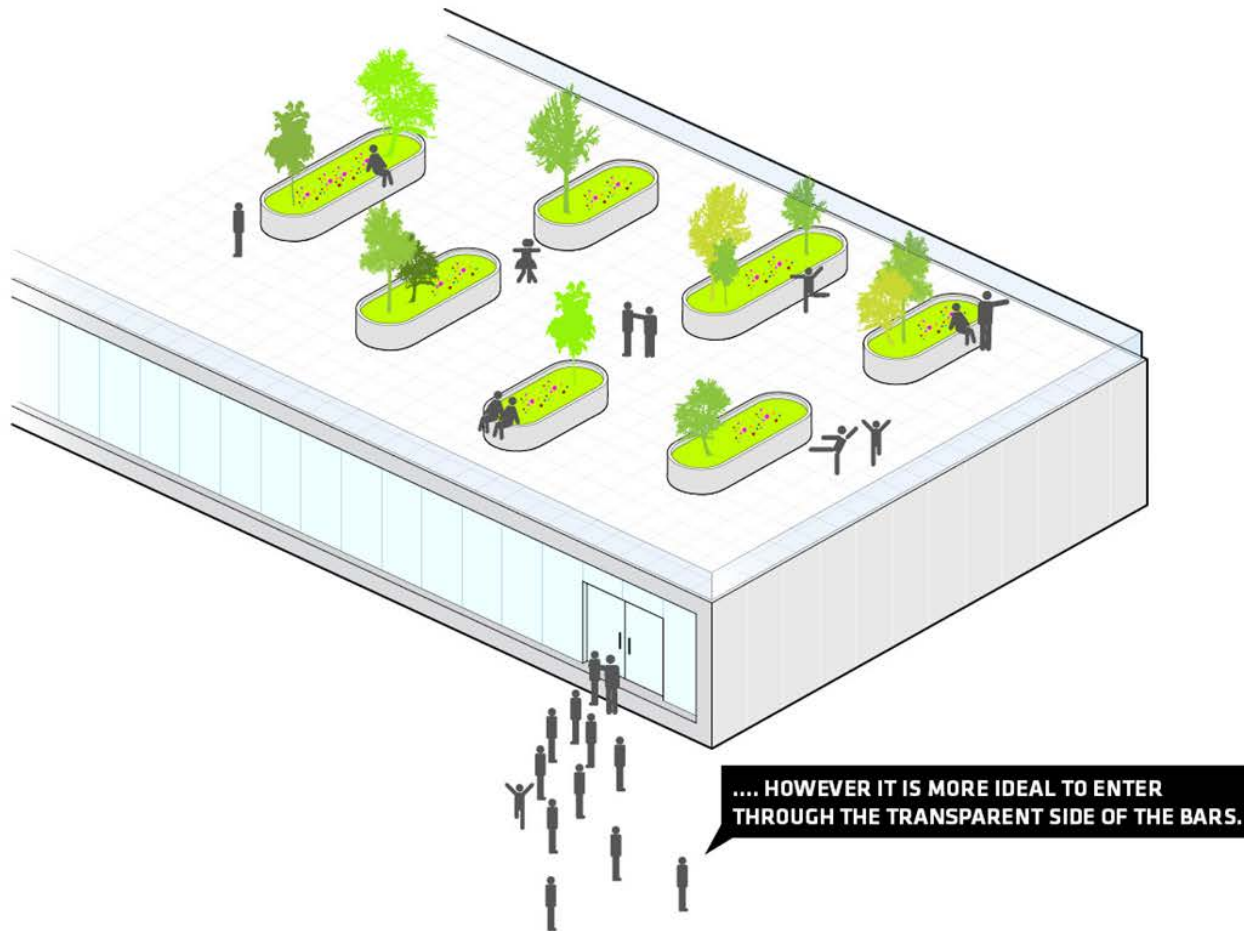






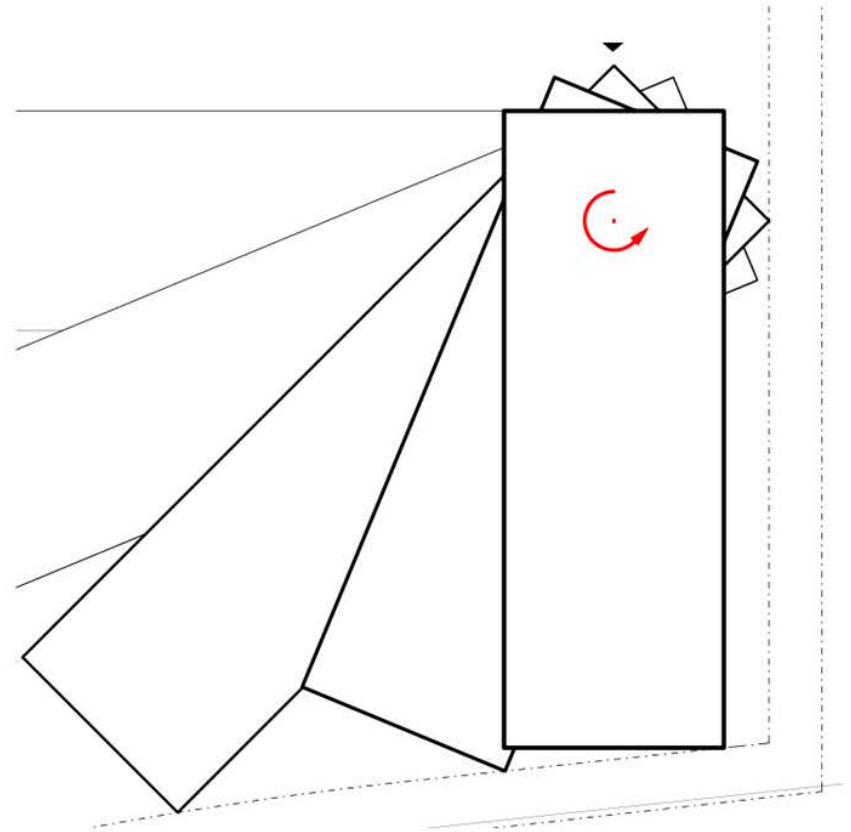
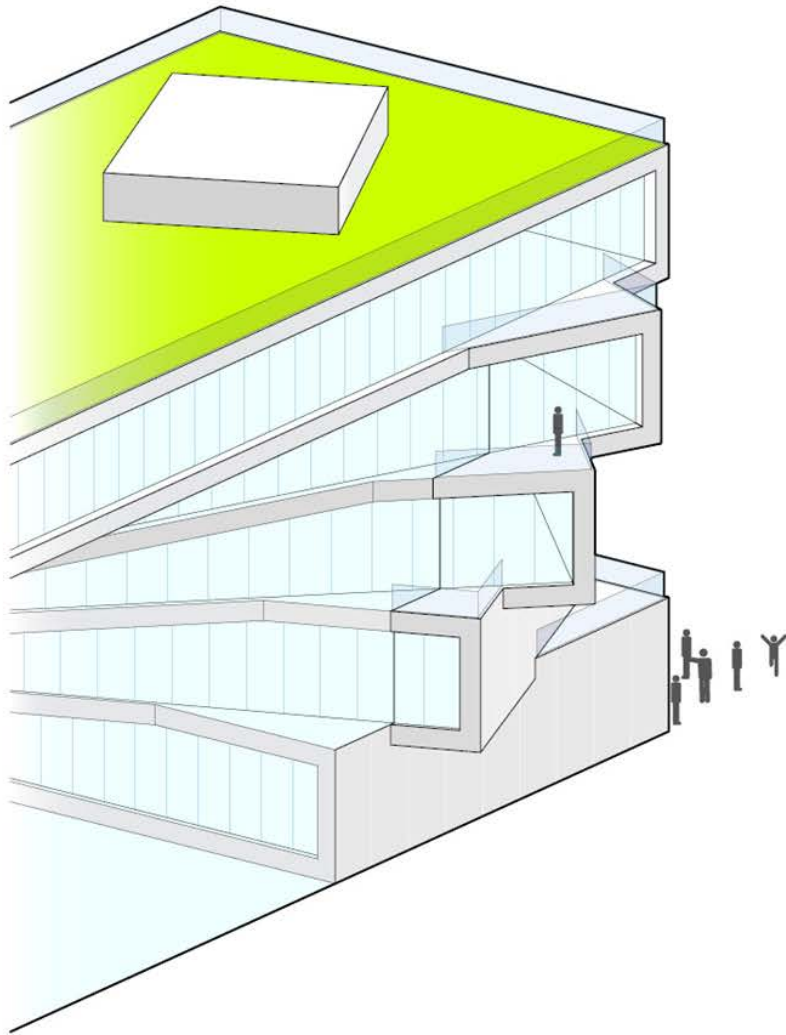
# **ENTRANCE ARTICULATION**

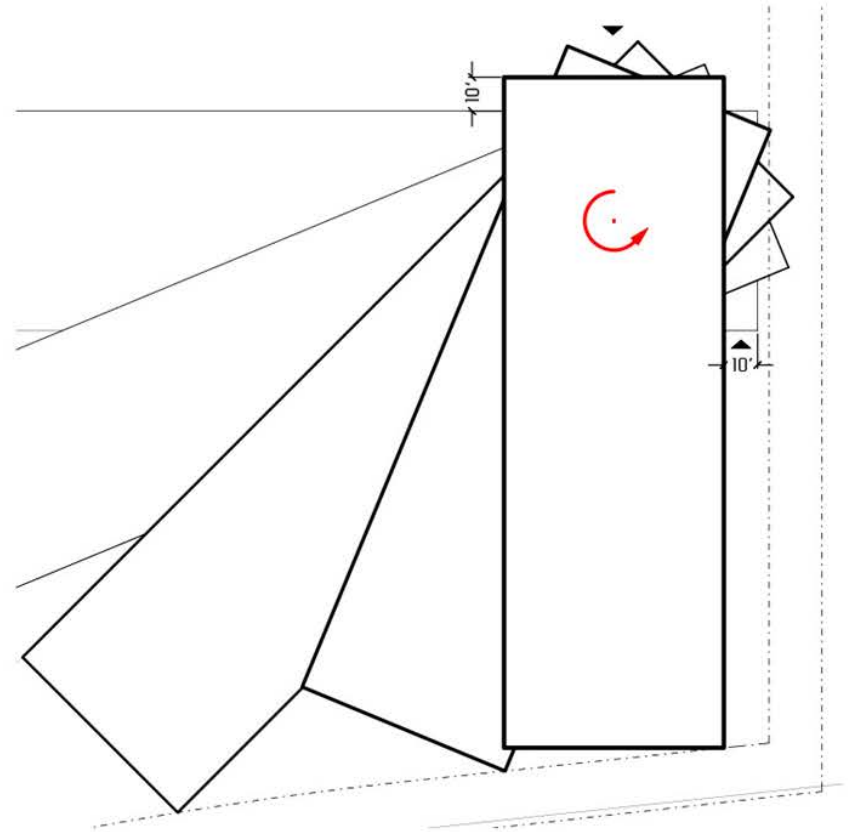
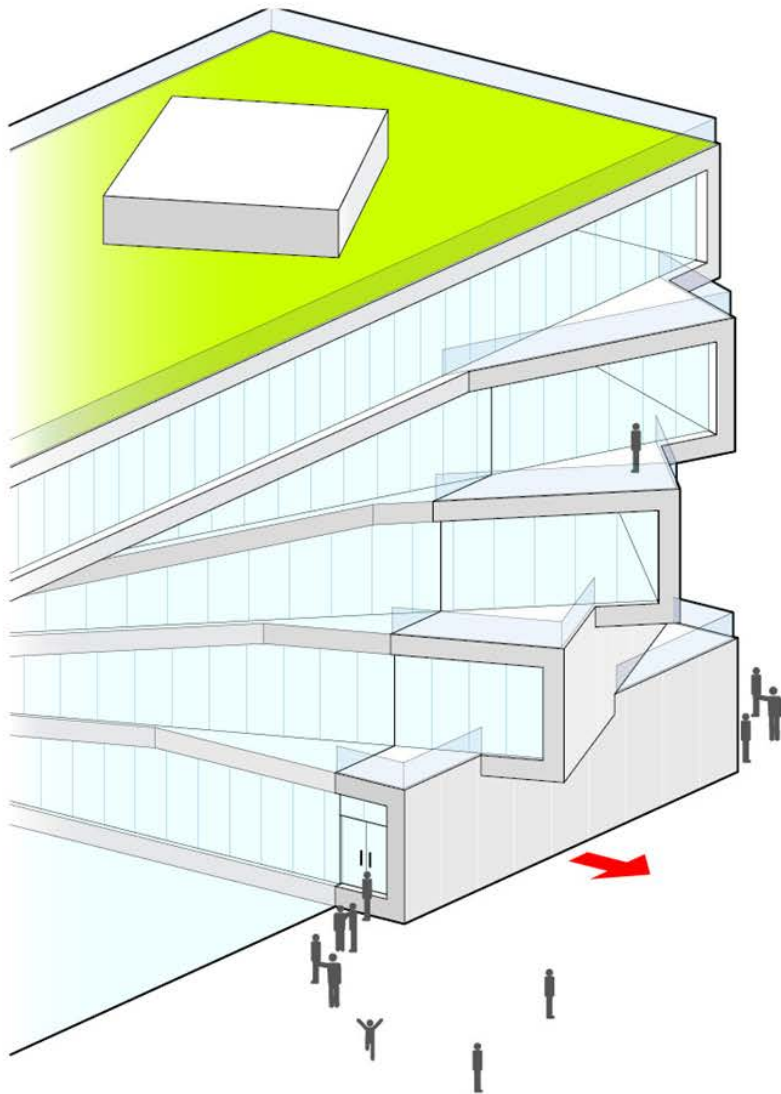




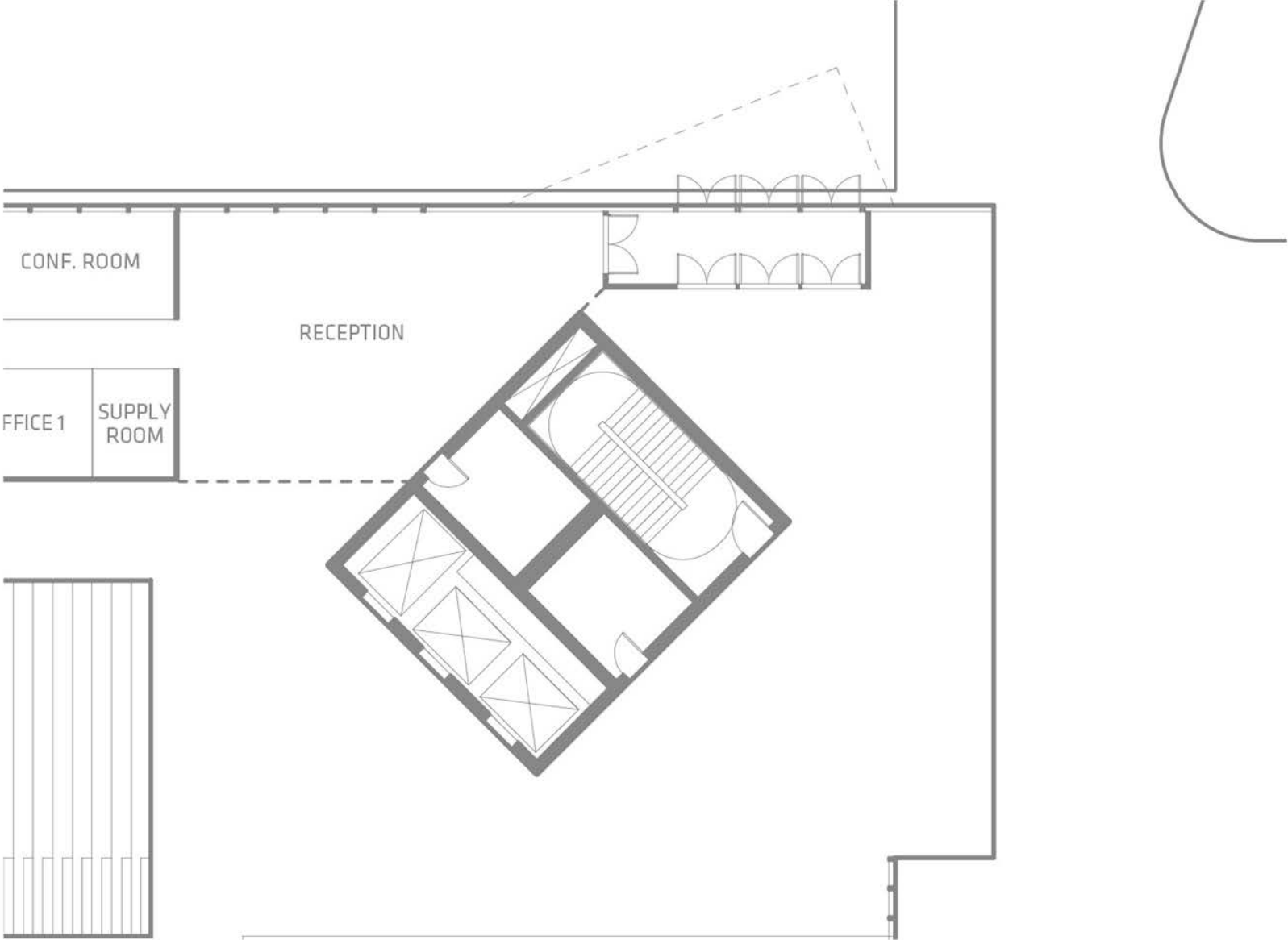
# **PIVOT EXTENSION**

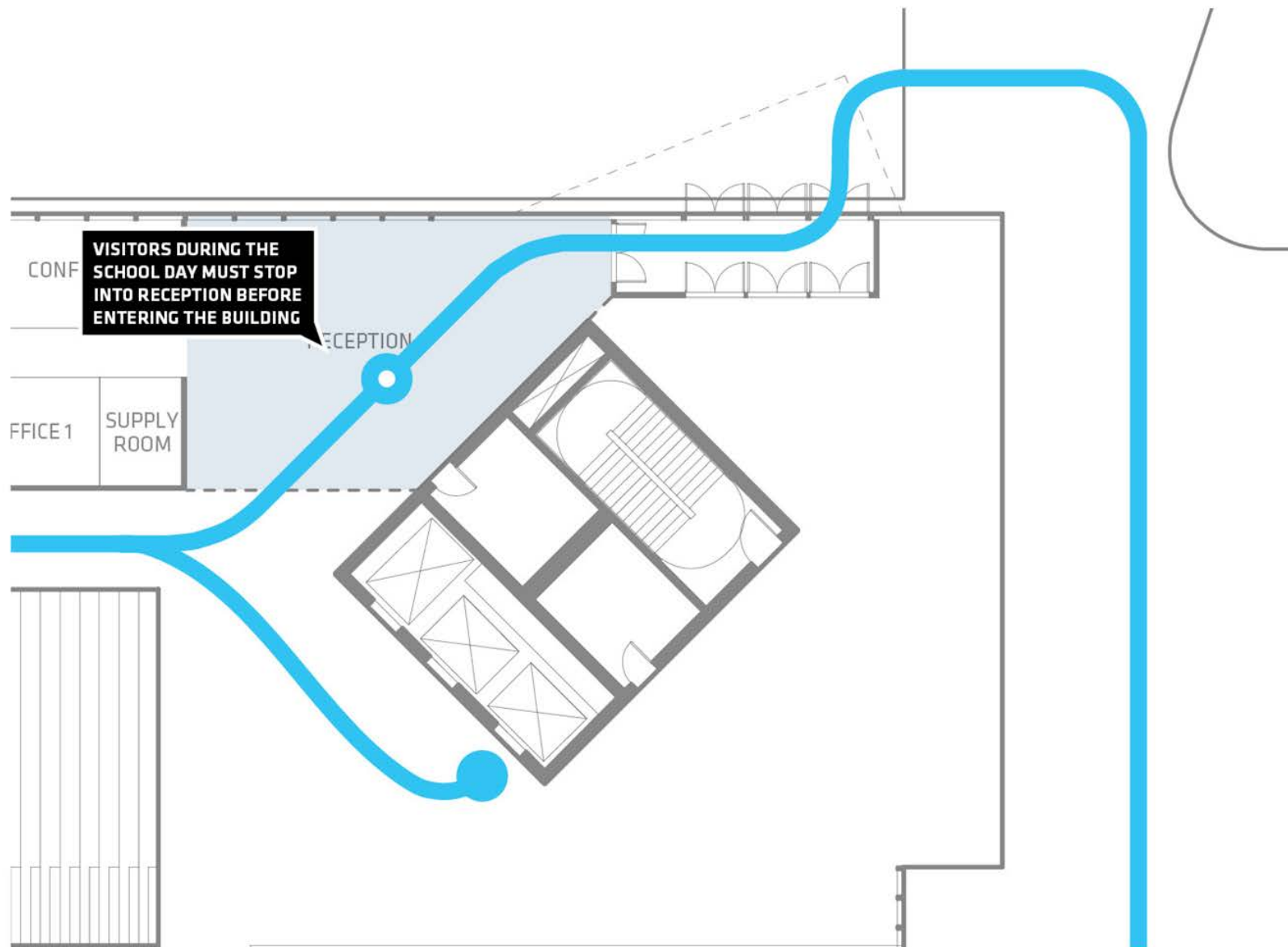




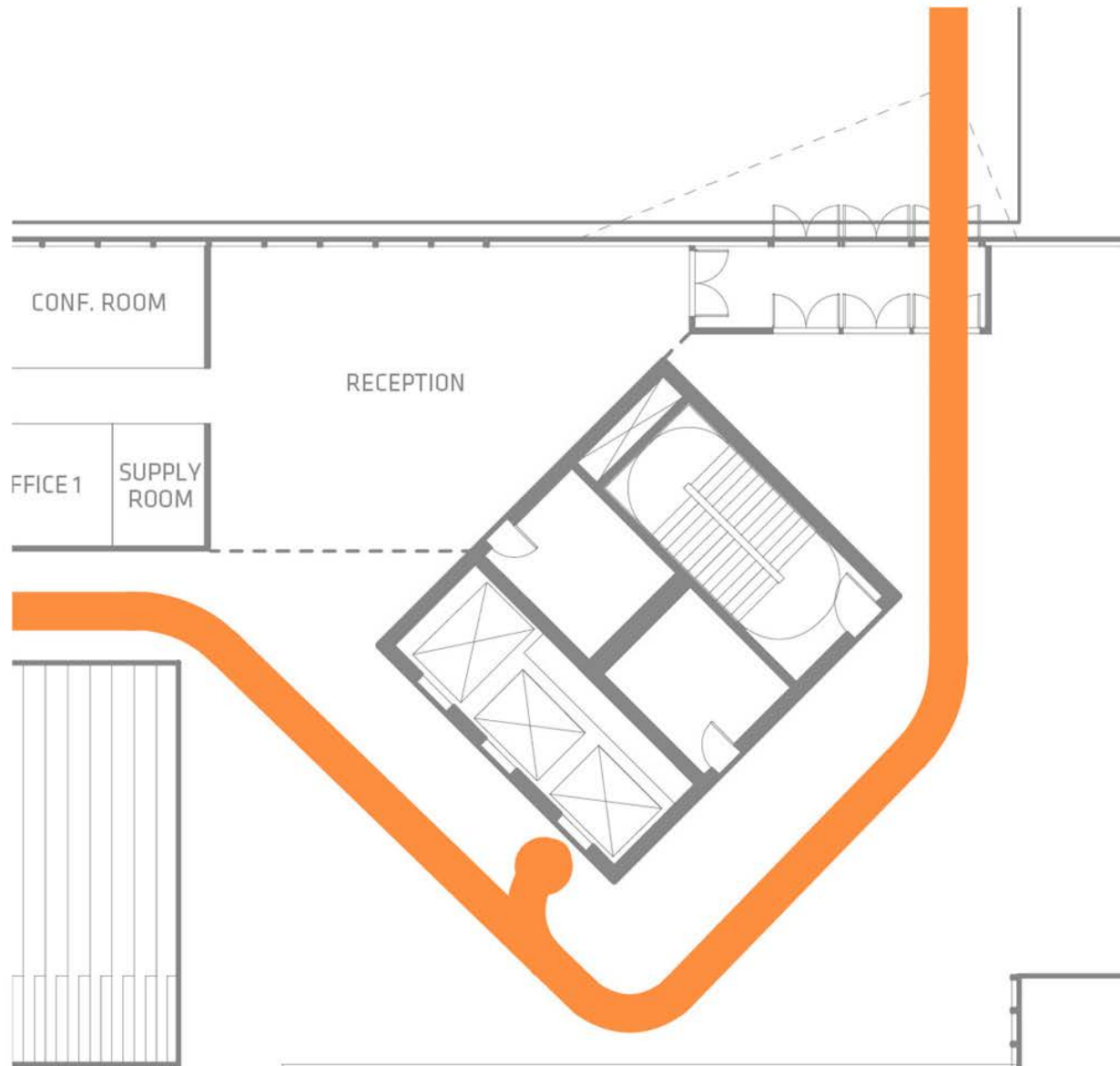






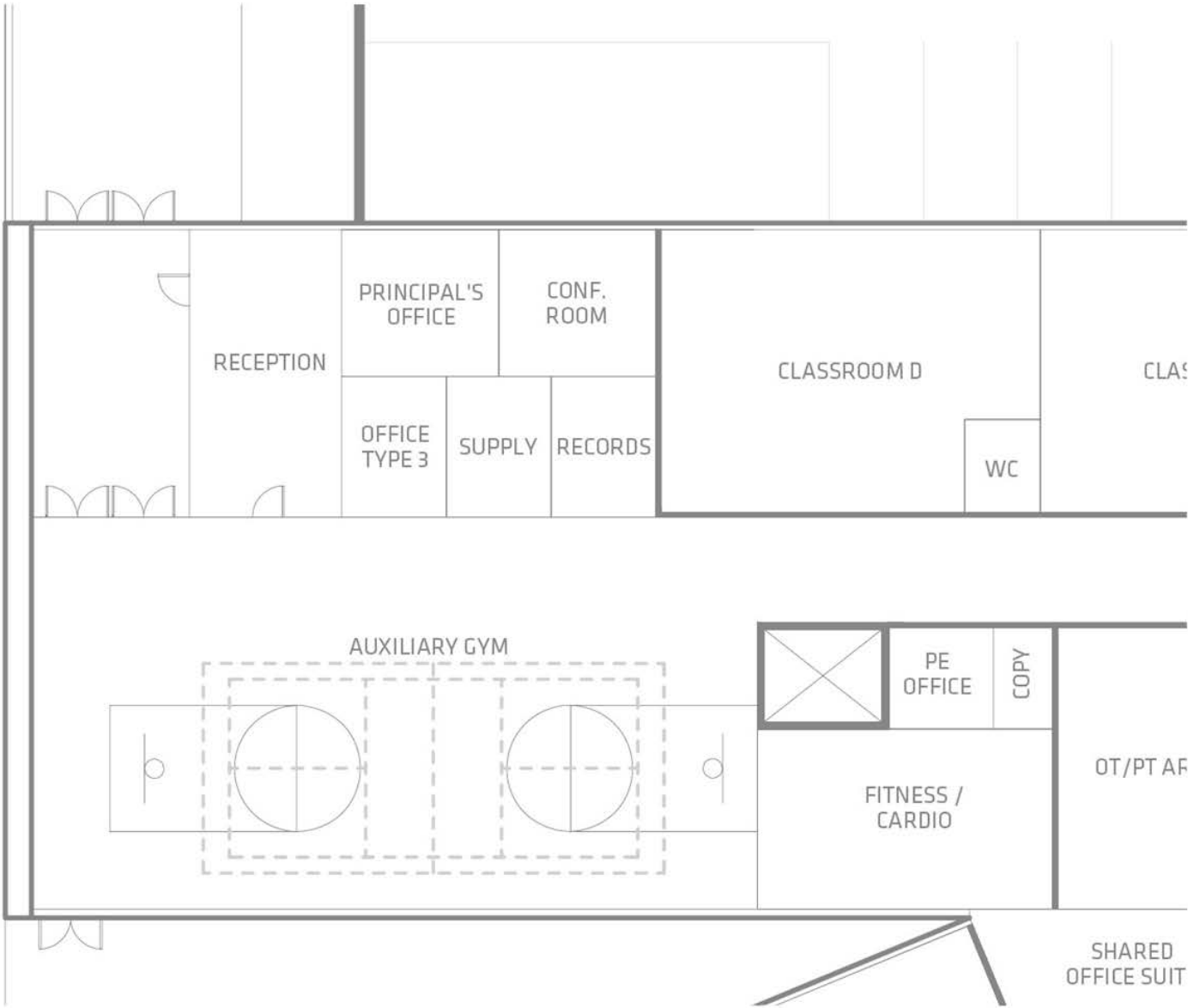


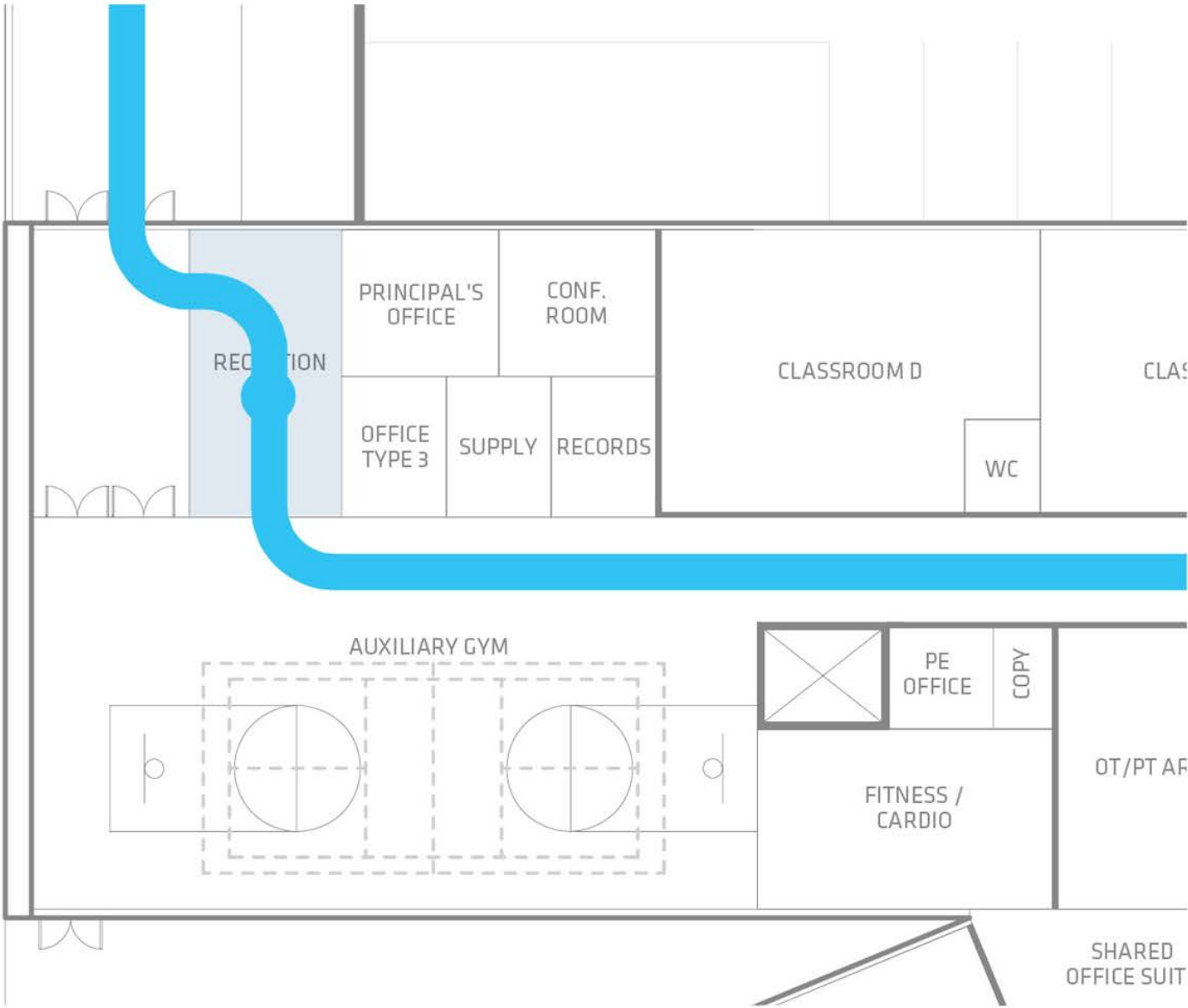




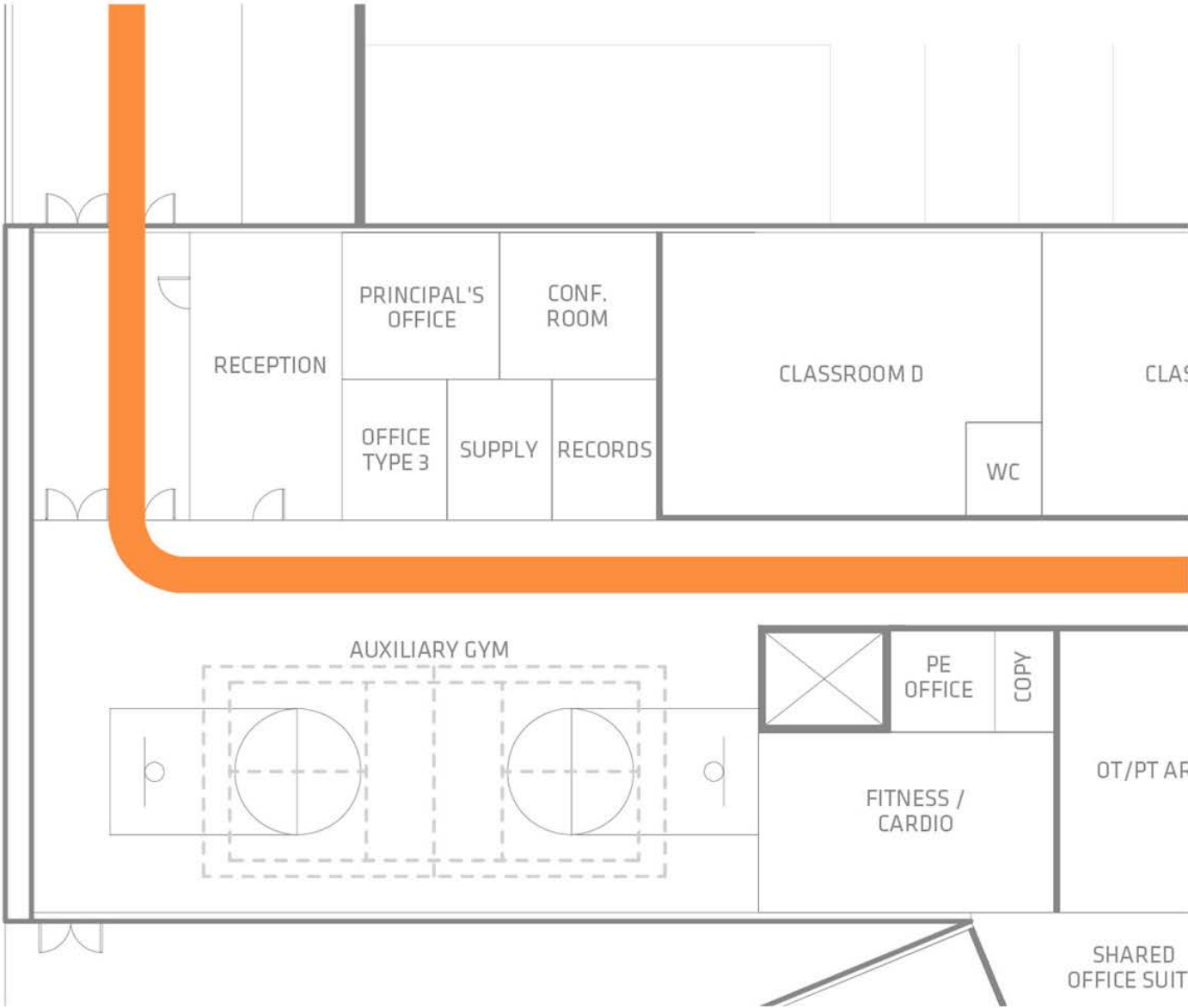
**NORTH WEST / COVERED BUS  
ENTRANCE**



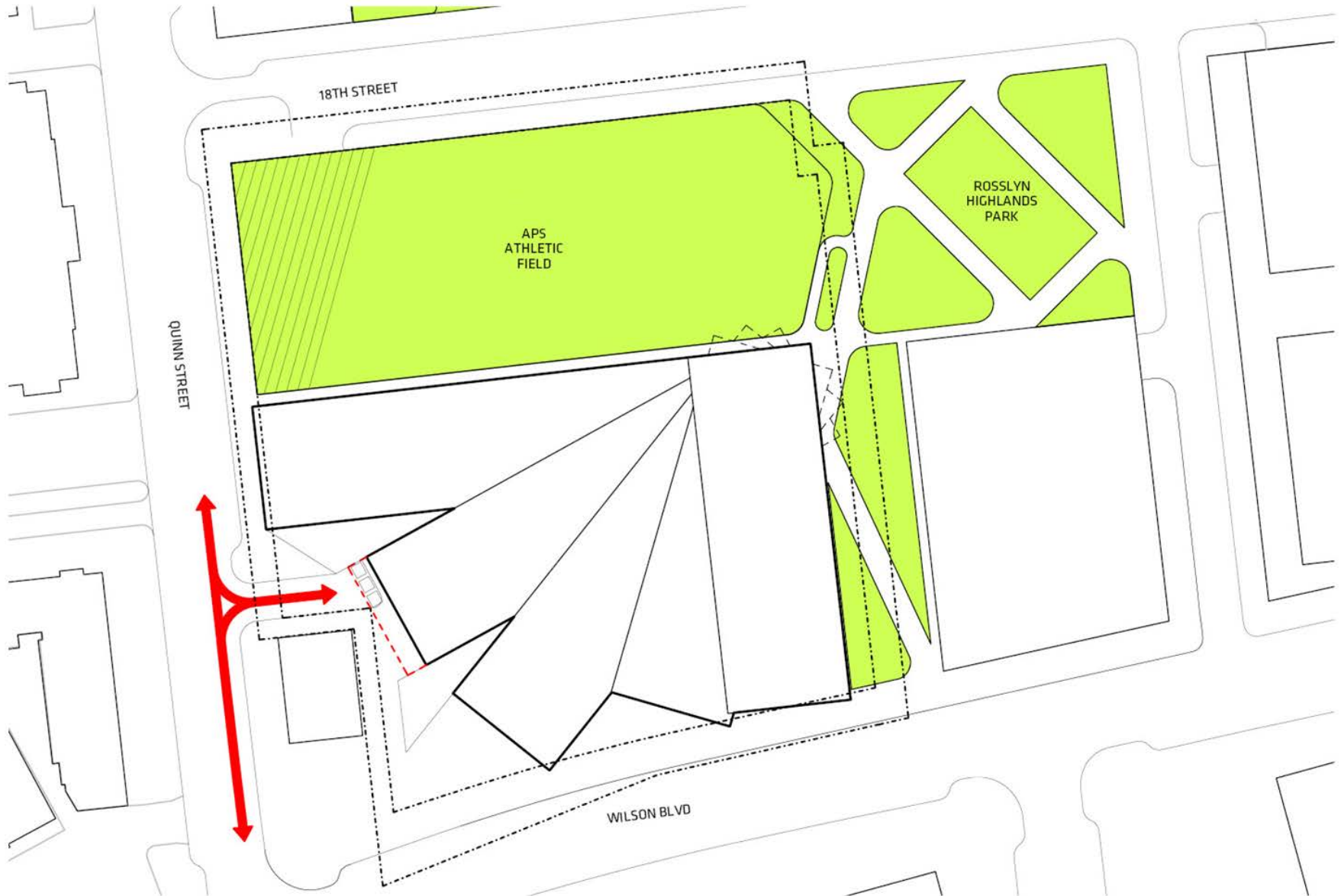








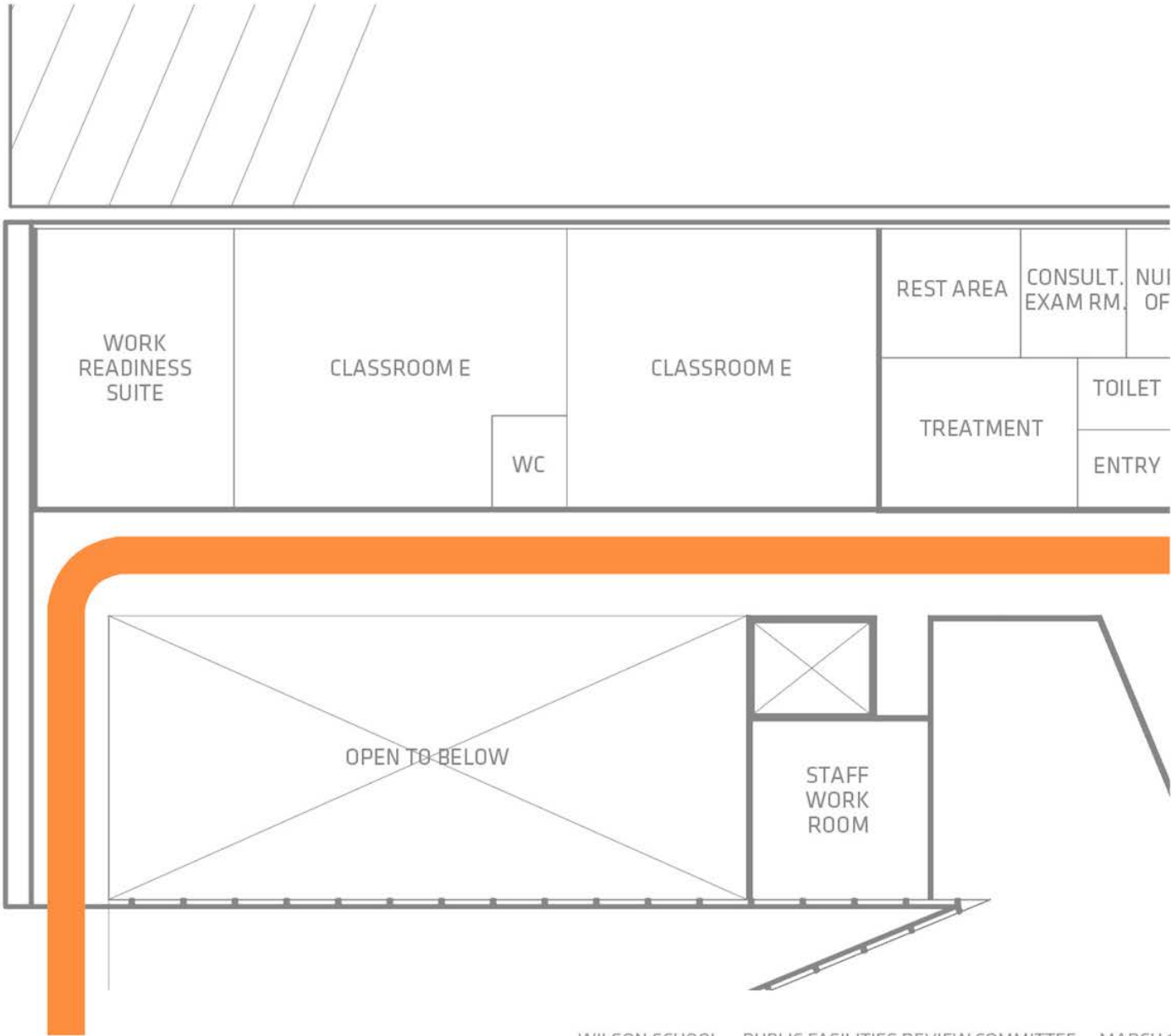
**LOADING AREA & SERVICE ENTRANCE**



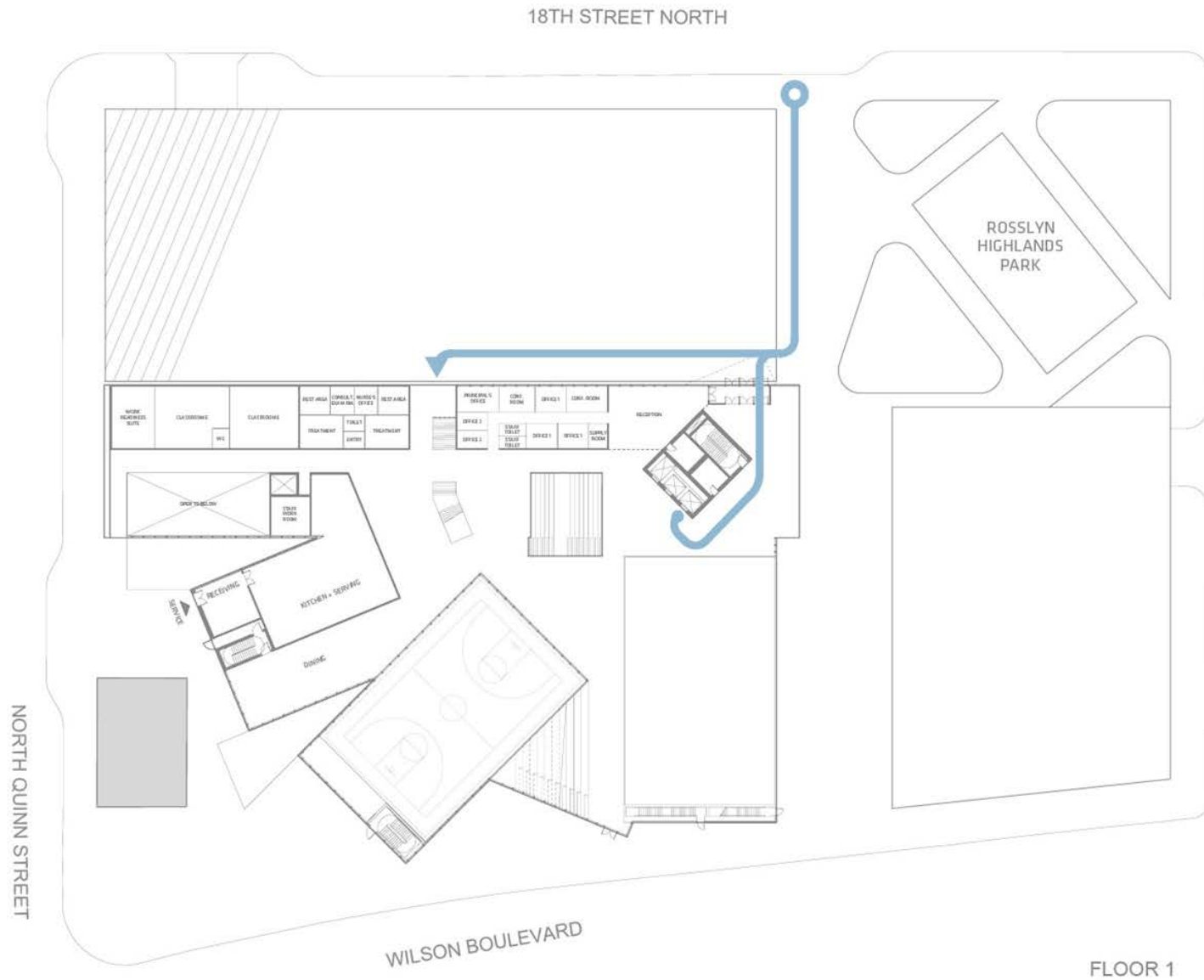
## **QUINN STREET ENTRANCE**

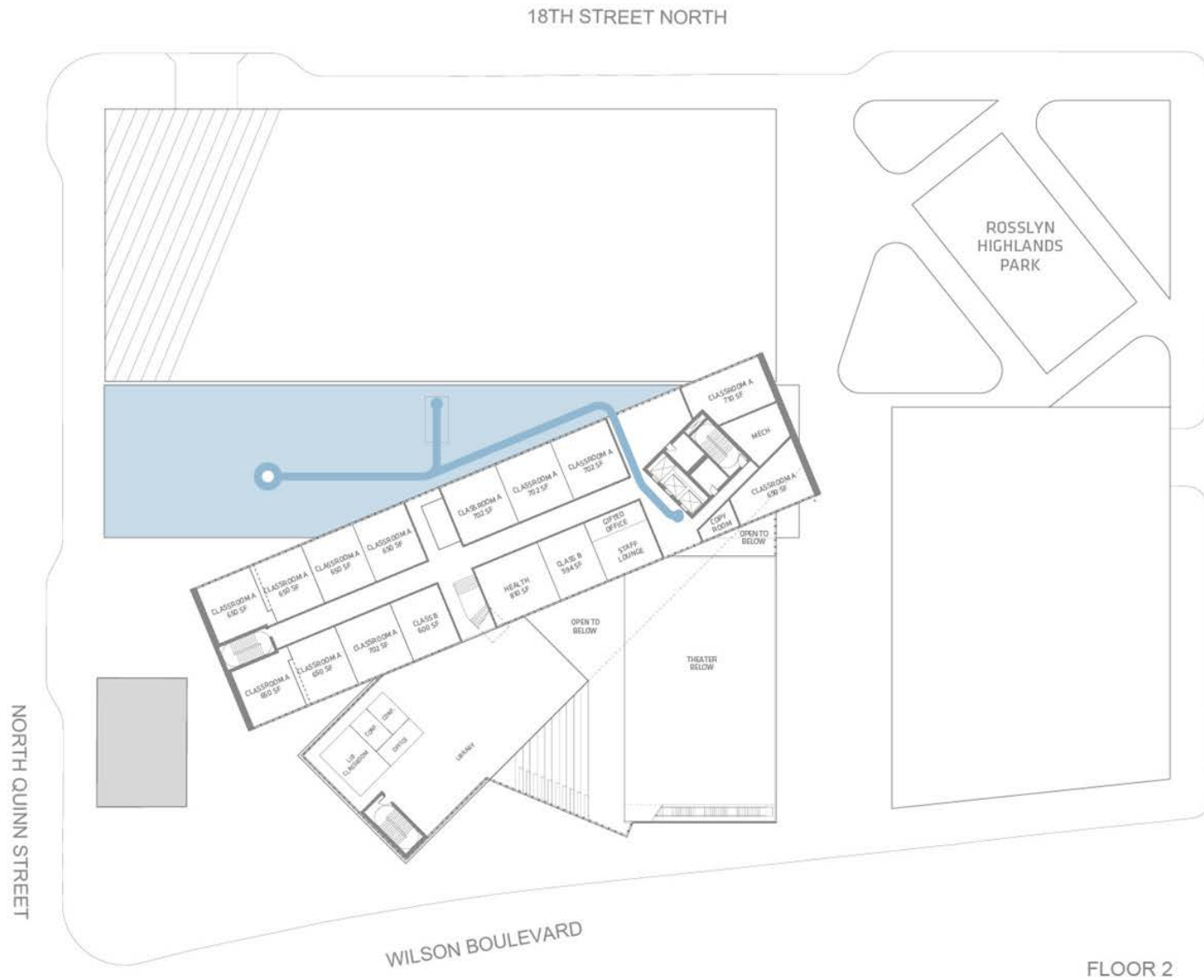




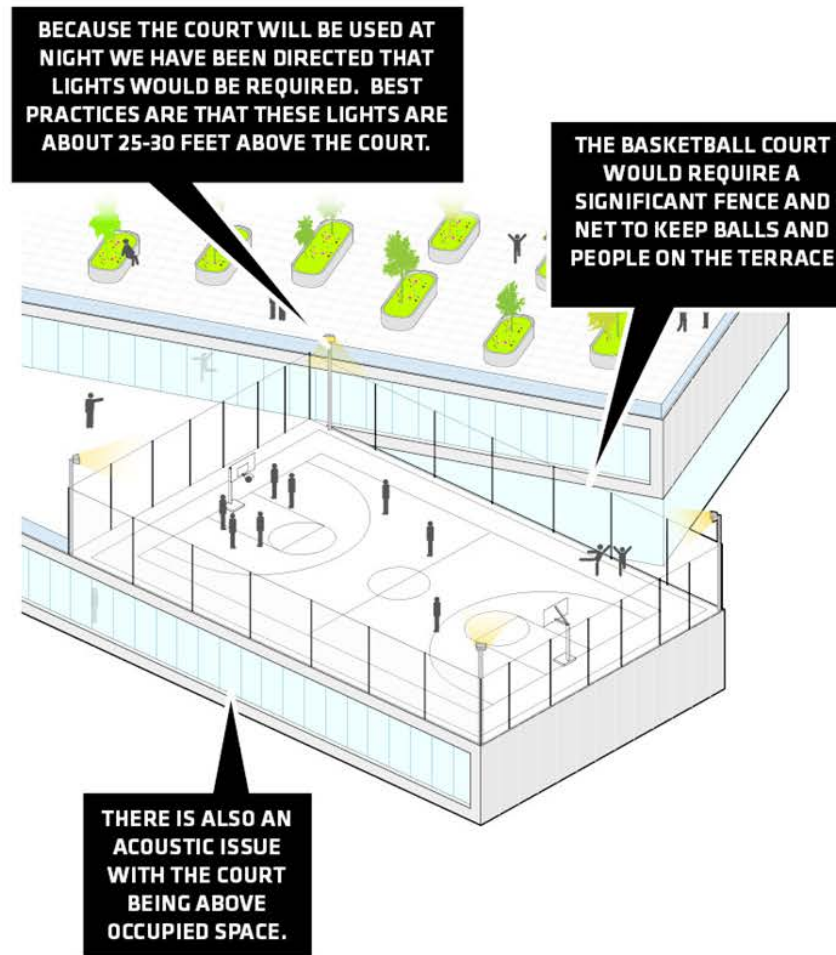


# **TERRACES**





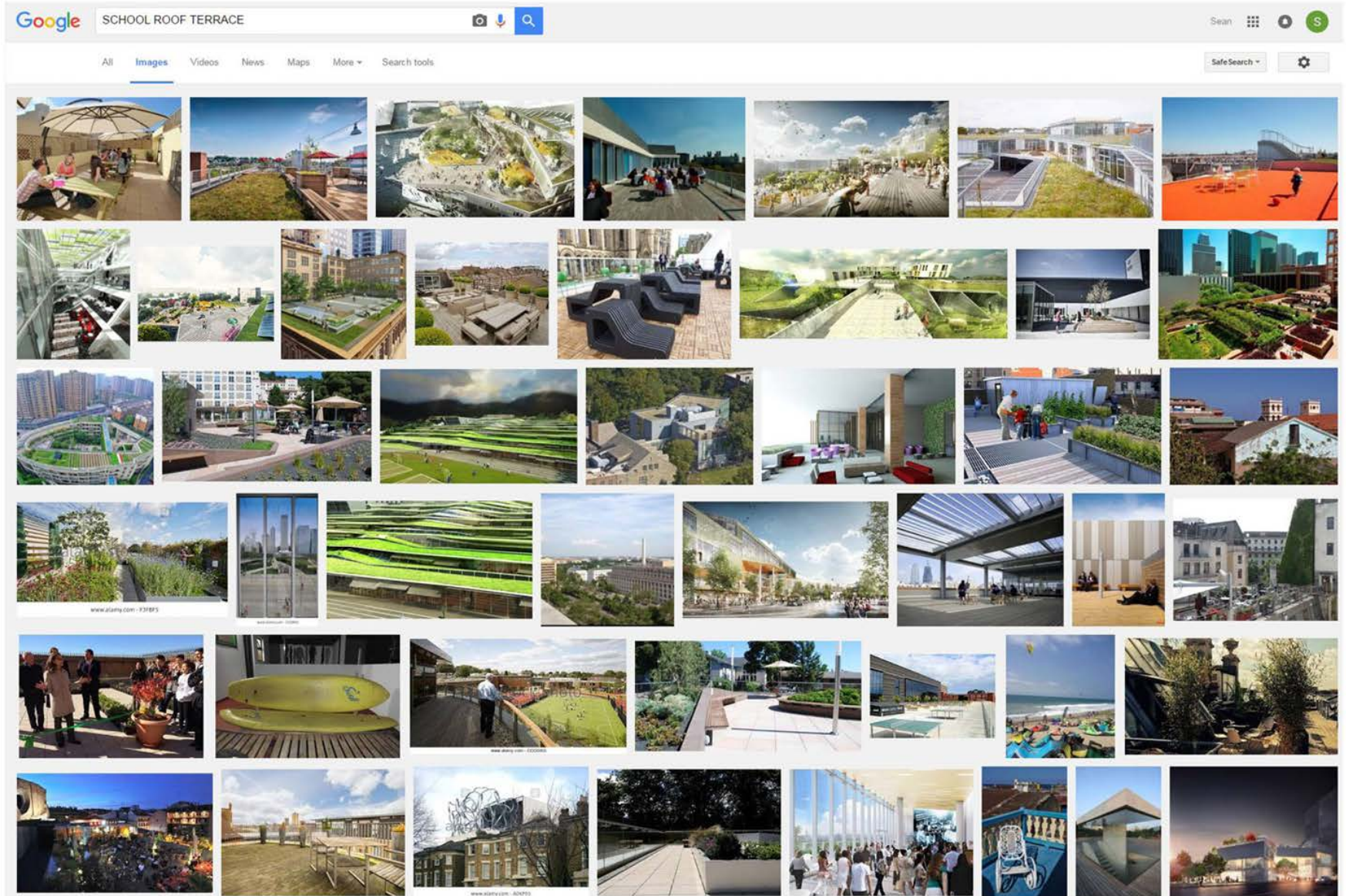
1ST LEVEL TERRACE





## PRECEDENT SEARCH RESULTS

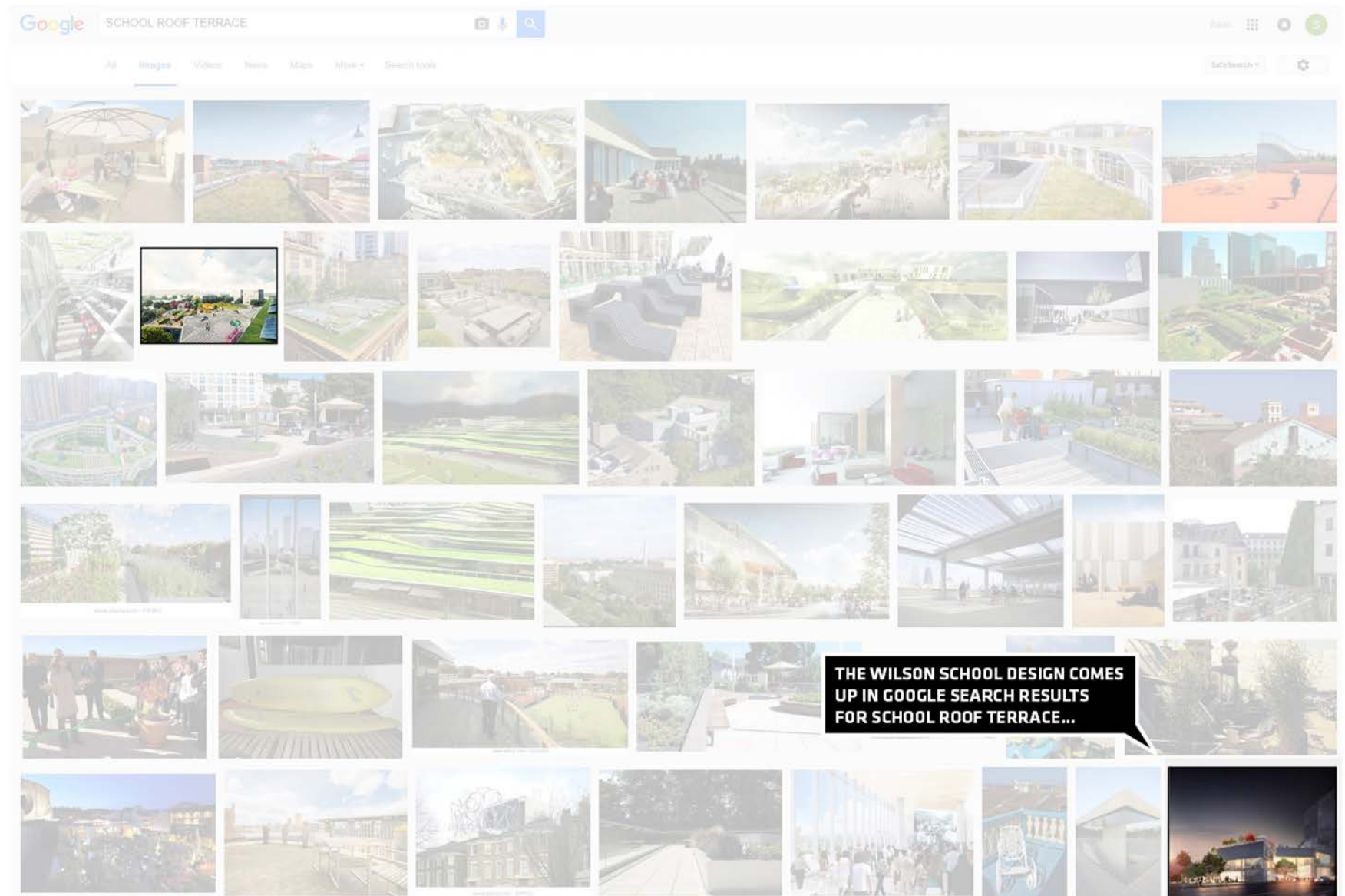
OUTDOOR PROGRAMMING OPTIONS  
ROOF TERRACES





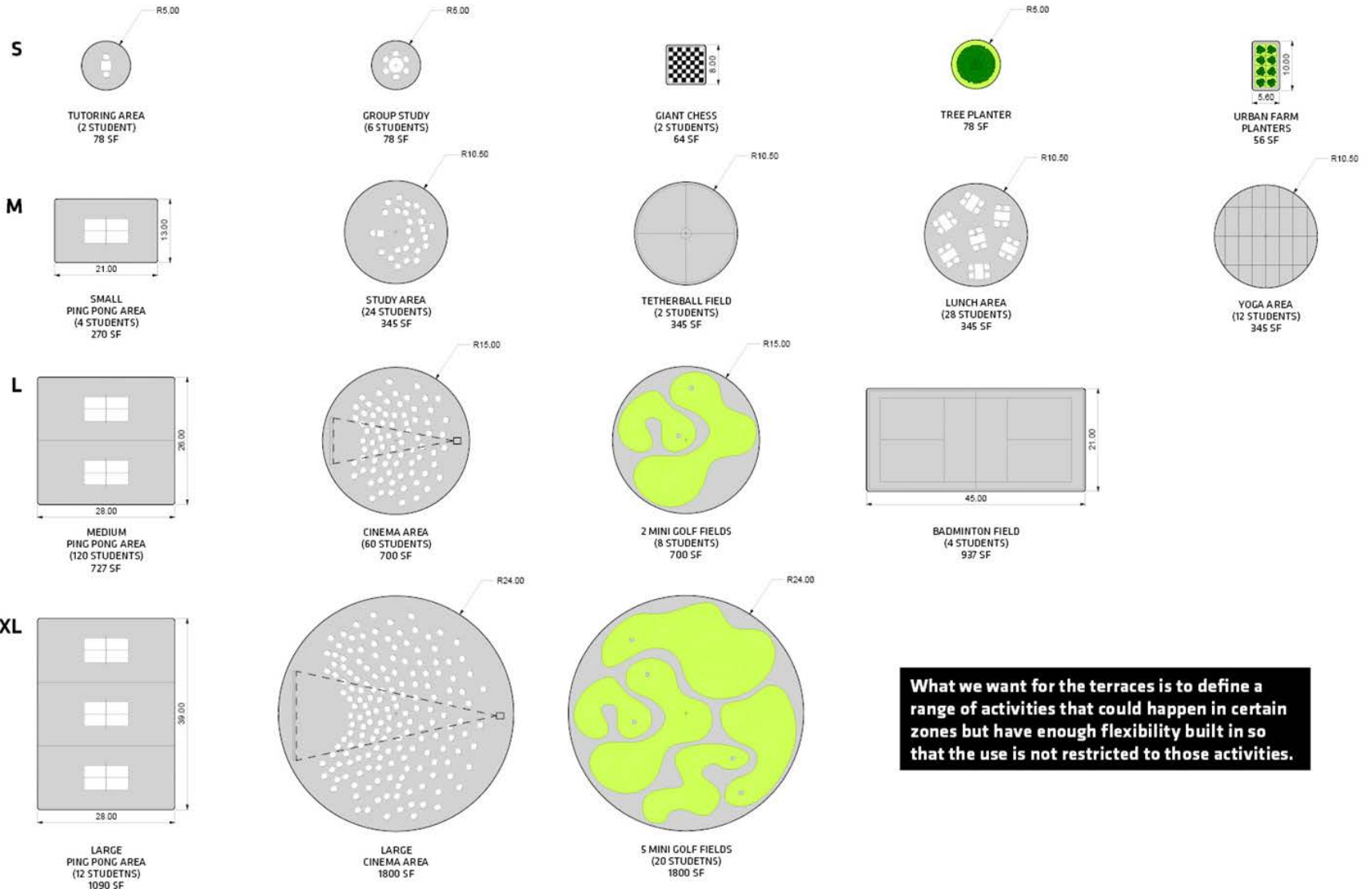
# PRECEDENT SEARCH RESULTS

## OUTDOOR PROGRAMMING OPTIONS ROOF TERRACES



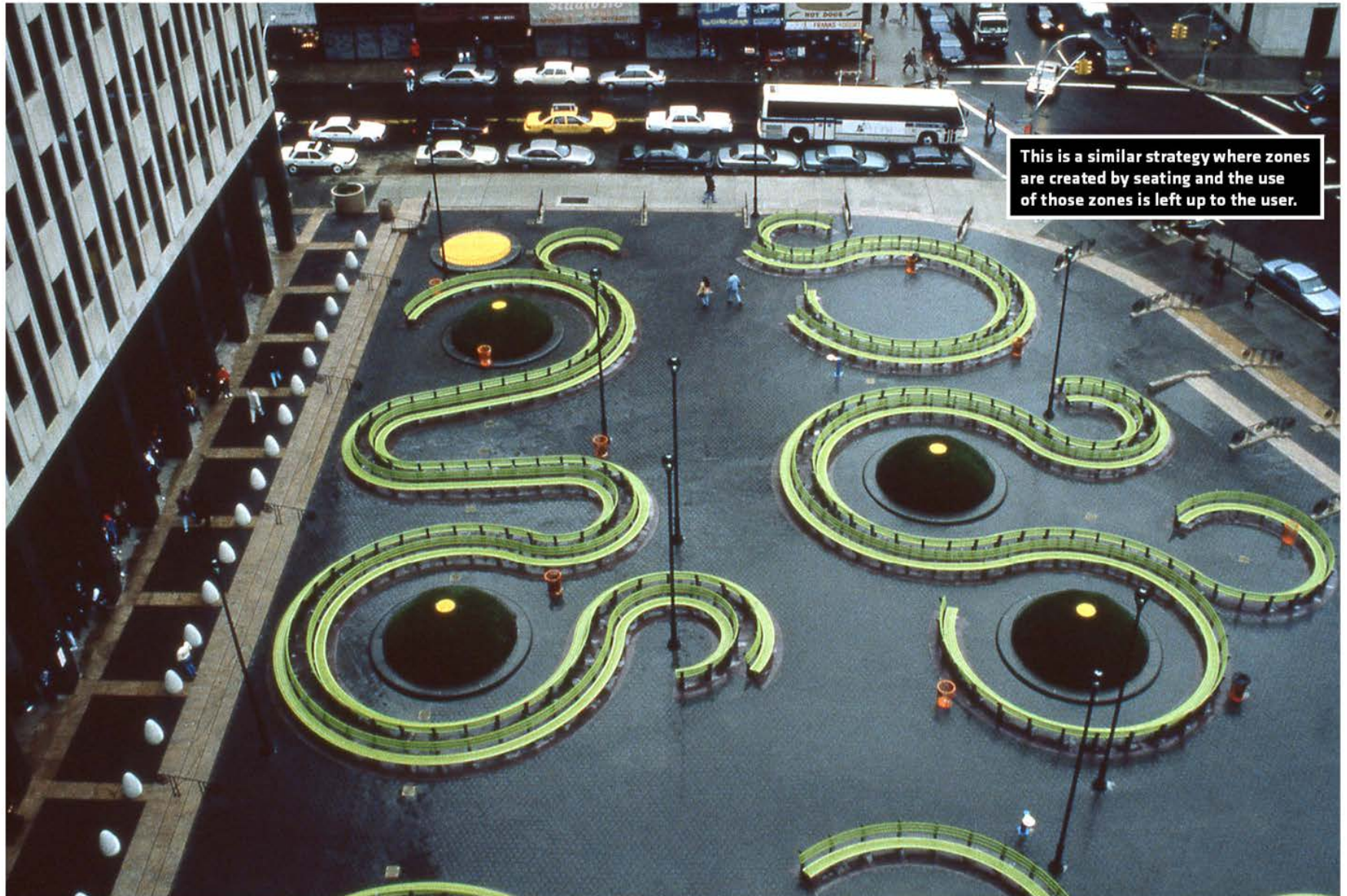
# POTENTIAL USES

## DESIGN UPDATES TERRACES



**What we want for the terraces is to define a range of activities that could happen in certain zones but have enough flexibility built in so that the use is not restricted to those activities.**



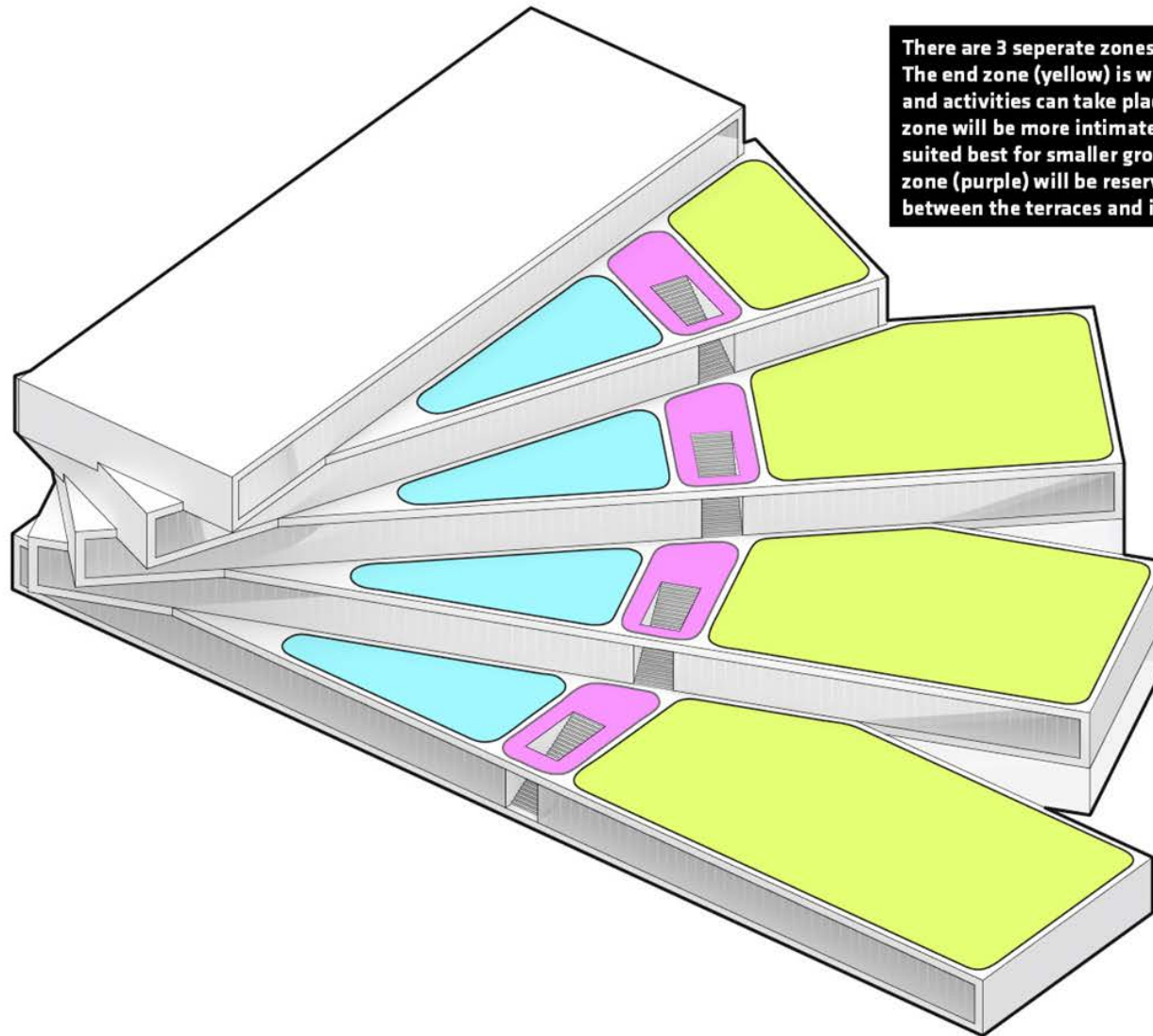






This is an example of a project in Philadelphia where uses were suggested but there was enough flexibility to allow for the users to define their own experience.





There are 3 separate zones on each terrace. The end zone (yellow) is where larger programs and activities can take place. The inside (blue) zone will be more intimate in scale and be suited best for smaller groups. The center zone (purple) will be reserved for circulation between the terraces and into the building.

