AGENDA

• Project Team
• Project Liasons
• Construction Updates
• Project Overview
• Site Design
• Building Design
• Construction Schedule and Logistics
OWNER: Arlington Public Schools

PROJECT ARCHITECT: Quinn Evans Architects

CONTRACTOR: Turner Construction
COMMUNITY LIASONS

Bill Herring, Jr - Project Mgr - Arlington Public Schools
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Akilah Miles - Project Mgr - Turner Construction
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cell: (703) 568-2532
CONSTRUCTION UPDATES

Project Information on APS Website:
https://www.apsva.us/design-and-construction/stratford-middle-school-project/

Monthly Construction Updates:
• Will be issued via email
• Please contact APS if you want to receive the updates
PROJECT OVERVIEW

• 1,000 seat Neighborhood Middle School
• Renovation of existing building and 40,000 sf addition
• Support Strategy Plan Goal #4 - Provide Optimal Learning Environments
• Respect neighborhood context
• Improve accessibility and circulation for regular users and emergency services
• Safe and functional support for all modes of transportation
• Sensitivity to cultural and architectural historic significance
• Cohesion with adjacent Stratford Park
• Minimize impacts on open space and environmental services
• School opening in September 2019
• $36.55M in funding available with $250K dedicated to historic commemoration
EXISTING SITE

- Existing Historic School Building
- Bus Loop and Entrance
- Multipurpose Field
- Parking
- DPR Stratford Park property
SITE IMPROVEMENTS

- NEW CURB EXTENSIONS AND MARKINGS
- NEW MARKINGS
- NEW SIDEWALK
- EXPANDED BUS LANE
- NEW CROSSWALK
- NEW ACCESSIBLE PATH TO SCHOOL AND STRATFORD PARK
- OLD DOMINION DRIVE
- LORCOM LN
- 23RD ST N
- MILITARY ROAD
- VACATION LANE
- NEW SIGNALIZED INTERSECTION
- NEW CURB EXTENSIONS AND MARKINGS
VACATION LANE

EXISTING PLAN AND SECTION

180 FT 9 SPACES

23RD ST N.

LORCOM LANE

R.O.W. Varies (38' - 42')

30' Curb-to-curb Roadway

Sidewalk On-Street Parking

Travel Lane

Travel Lane

On-Street Parking

30' Curb-to-curb Roadway

+/- 5' 7' 8' 8' 7'
**VACATION LANE**

**PROPOSED PLAN AND SECTION**

- **Vacation Lane:** 4-5 Spaces
- **23rd St N.**
- **Lorcom Lane**

- **R.O.W. Varies (38' - 42')**
- **27' Curb-to-curb Roadway**

- **Existing Travel Lane Sidewalk**
- **Travel Lane**
- **Parking Lane**
- **New Sidewalk**

**Dimensions:**
- +/- 5'
- 10'
- 10'
- 7'
- 6'

**Arlington Public Schools**

**Stratford Middle School**
VACATION LANE AND MILITARY ROAD

INTERSECTION PLAN

EXISTING PLAN

PROPOSED PLAN

NOTE: PLAN IS STILL BEING COORDINATED THROUGH CIVIL APPROVALS PHASE
PROPOSED AND EXISTING TREES
SITE PLAN

PARKING

DATA-BASED TDM
PARKING REQUIRED:
158 SPACES
(148 APS + 10 DPR)

TOTAL ON-SITE
PARKING PROVIDED:

144 SPACES
(134 APS + 10 DPR)

SPACES AVAILABLE
FROM OFF-SITE
STREET NETWORK:

14 SPACES MINIMUM
SITE PEDESTRIAN NETWORK

PEDESTRIAN CIRCULATION

LEGEND
- LESS THAN 5% (ADA ACCESSIBLE)
- 5.01% - 8.33% W/ HANDRAILS (ADA ACCESSIBLE)
- 5.01% - 8.33% W/O HANDRAILS
- GREATER THAN 8.33%

PROPOSED DRIVeway

OLD DOMINION DRIVE

VACATION LANE

QUINN EVANS ARCHITECTS

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Stratford Middle School - 17
BICYCLE ACCESS AND STORAGE

1,000 STUDENTS
100 OUTDOOR BIKE PARKING SPACES = 50 BIKE RACKS
15 INDOOR BIKE PARKING SPACES IN BIKE ROOM

SHOWERS AND LOCKERS

BIKE ROOM: 15 SPACES

7 RACKS
4 RACKS
8 RACKS
5 RACKS
26 RACKS
50 RACKS TOTAL

1,000 STUDENTS
100 OUTDOOR BIKE PARKING SPACES = 50 BIKE RACKS
15 INDOOR BIKE PARKING SPACES IN BIKE ROOM
HISTORIC COMMEMORATION

- School Board set aside $250,000 for the purpose of historic commemoration
- Superintendent established a special committee to guide how commemoration is best achieved
- Committee met from January through May 2017 to consider several alternatives
- Final design documentation to begin following School Board approval of the concept

HISTORIC PATH

SELF-PORTRAITS
NEW ADDITION

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Stratford Middle School - 23
VIEW FROM OLD DOMINION
SECOND FLOOR PLAN

NEW LIBRARY AND STUDENT COMMONS

PUBLIC RESTROOM

RENOVATED CAFETERIA

NEW ELEVATOR

NEW ADDITION EXISTING BUILDING

- LIBRARY
- FOOD SERVICE
- PHYSICAL EDUCATION
- THEATER/ARTS
- MUSIC
- TECHNOLOGY
- WORK & FAMILY STUDY
- BUILDING SUPPORT
- TEACHER & STORAGE
- ADMIN
- COUNSELING/CLINIC
- CORE CLASSROOMS
- SPECIAL EDUCATION
- ELECTIVE CLASSROOMS
- CIRCULATION
- ENTRANCE
THIRD FLOOR PLAN

NEW TEACHER COLLABORATION

NEW WORK AND FAMILY LIFE SUITE

NEW ELEVATOR

NEW ADDITION

EXISTING BUILDING

LIBRARY
FOOD SERVICE
PHYSICAL EDUCATION
THEATER/ARTS
MUSIC
TECHNOLOGY
WORK & FAMILY STUDY
BUILDING SUPPORT

TEACHER & STORAGE
ADMIN
COUNSELING/CLINIC
CORE CLASSROOMS
SPECIAL EDUCATION
ELECTIVE CLASSROOMS
CIRCULATION
ENTRANCE

QUINN EVANS ARCHITECTS

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Stratford Middle School - 29
HEART OF SCHOOL
PROJECT MILESTONES

• BLPC project kickoff - April 2015
• Concept Design approved - November 2015
• Schematic Design approved - June 2016
• Local Historic District designation - June 2016
• Use Permit approved by County Board - March 2017
• Certificate of Appropriateness approved - September 2017
• Building Permit (projected) - October 2017
• Start of construction (projected) - March 2018
• Project Completion - August 2019
• School opening - September 2019
CONSTRUCTION ACTIVITIES

1. Establish primary construction entrance at Old Dominion Drive and secondary entrance at Vacation Lane.

2. Complete storm-water detention structure and utility along north side of field.

3. New work on teacher parking lot including storm-water detention structure under lot.

4. Retaining wall and grading at new entrance off of Old Dominion Drive.

5. Field to remain open during this phase for school use.

6. Existing parking lot to remain open during this phase for school use.

7. Site demolition
LOGISTICS PLAN:
CONSTRUCTION PHASE 1B: APRIL - JUNE 2018

CONSTRUCTION ACTIVITIES
1. Establish primary construction entrance at Old Dominion Drive and secondary entrance at Vacation Lane.
2. Install storm-water detention structure and utility along north side of field.
3. New work on teacher parking lot including storm-water detention structure under lot.
4. Retaining wall and grading at new entrance off of Old Dominion Drive
5. Field to remain open during this phase for school use.
6. Existing parking lot to remain open during this phase for school use.
LOGISTICS PLAN:
CONSTRUCTION PHASE 2A: JUNE - AUGUST 2018

CONSTRUCTION ACTIVITIES

1. Construction entrance off Old Dominion Drive and secondary entrance off of Vacation Lane to be used during construction.
2. Portion of athletic field open for school use.
3. New parking lot to be opened for 2018 school year.
4. Construction field office.
5. Temporary BMP as required during construction.
6. Construction laydown and staging area. Contractor parking.
7. Utilize existing classroom trailer as Owner trailer.
8. Field access crossing to be monitored by construction worker at all times. Temporary gate at construction traffic route. Gate to remain open unless utilized for construction vehicle crossings.
LOGISTICS PLAN:
CONSTRUCTION PHASE 2B: SEPTEMBER 2018 - JUNE 2019

CONSTRUCTION ACTIVITIES
1. Construction entrance off Old Dominion Drive and secondary entrance off of Vacation Lane to be used during construction.
2. Portion of athletic field open for school use.
3. New parking lot to be opened for 2018 school year.
4. Construction field office.
5. Temporary BMP as required during construction.
6. Construction laydown and staging area. Contractor parking.
7. Utilize existing classroom trailer as Owner trailer.
8. Field access crossing to be monitored by construction worker at all times. Temporary gate at construction traffic route. Gate to remain open unless utilized for construction vehicle crossings.

VICINITY OVERVIEW

LEGEND
- Laydown/Staging Area
- Site Perimeter Fence
- Construction Entrance/Wheel Wash
- Main Entrance
- Temporary Accessible Pathway
- Pedestrian Site Access Route
- Temporary Stairs/Ramps
- Owner Trailer
- Field Office
- Temporary Restrooms
- Crane Pad/Pump Truck
- Dumpsters
- Temporary Contractor Parking
- Temporary Concrete Washout
- Gates
- Temporary Road
- Caution Signage
- Existing Exterior Doors
LOGISTICS PLAN:
CONSTRUCTION PHASE 2C: JUNE - AUGUST 2019

CONSTRUCTION ACTIVITIES

1. Construction entrance off Old Dominion and second entrance off of Vacation Lane to be used during constr...
2. Complete construction of new athletic field.
3. Complete landscaping and Bio-retention plantings
4. Demobilize construction field office and complete we lot/hardscape construction.
5. Complete building additions/renovations.
6. Vacation lane improvements
7. Reinforced paving with existing bus loop.

2017 2018 2019

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VICINITY OVERVIEW
CONSTRUCTION HOURS AND UTILITY WORK

ON-SITE:  7:00 AM - 6:30 PM on weekdays
          10:00 AM - 6:30 PM on weekends and holidays

INDOOR WORK: to end by midnight each day

• APS will notify civic associations and all adjacent property owners at least seven (7) calendar days in advance of any street closure that is more than a 1-hour closure (except emergencies)

• APS will notify property owners of the general timing of utility work in streets or on site that may affect their services or access to their property throughout the duration of construction of the project
THANK YOU