New School at the Wilson Site
Community Meeting

April 19, 2017
Agenda

- Project information
- Construction hours and schedule
- Construction vehicle routing
- Construction worker parking
- Temporary pedestrian and vehicular circulation
- Storm water management plan
Project Team

- Design team: **BIG/Leo A. Daly**
- Construction Manager at Risk: **Gilbane**
- Construction Manager: **Heery**
- APS:
  - Jeff Chambers, Director of Design & Construction
  - Jennifer Xu, project manager
Community Liaison

- W. Keith Jones, CMA, Heery
  202.409.1769, wjones@heery.com

- J. Jennifer Xu, Arlington Public Schools
  571.238.0336, jennifer.xu@apsva.us
The New school at Wilson is part of the long range strategy in providing “More Seats” for Arlington students.

Seats to be provided:
Stratford MS: 339
Middle School Internal Modifications: 120+
New School @ Wilson 775
High School Internal Modifications: 600
Career Center / Arlington Tech 300+
High School Seats to be Determined 1,300

3,434+
planned seats to be added
Project Approved by the School Board

- **775 seats** for HB Woodlawn and Stratford programs (6-12 grade)
- Cost **$100.8M**
- Total square footage: 180,000 GSF (not including garage). 5 story above ground, 2 level below
- Design start: **Feb 2015**
  - 2 PTA meetings; 15 BLPC meetings; 9 PFRC meetings
- Schematic Design approved by SB: July 20\textsuperscript{th}, 2016
- Use Permit submission: **September 1\textsuperscript{st}, 2016**
- County board approval: February 25, 2017
- Construction start: Spring 2017
- School open: **September 2019**
- Parking garage and field to be completed after fire station removal (pending county board approval)
Community Assets

• APS buildings are community assets used by the community on most evenings and weekends
  – Field
  – 2nd level terrace
  – Gym
• MOAs between APS and DPR
  – Hours
  – Cost sharing
2 PROGRAMS ☀️ 1 COMMUNITY

The major goal for the new facility is to increase collaboration between the Stratford and H-B Woodlawn programs and make the school more inclusive for all students.
INTERIM CONDITION

Total Area: 180,621 GSF
Total Height: 77'-0"
FINAL CONDITION

Total Area: 180,621 GSF
Total Height: 77'-0"
18<sup>th</sup> Street Elevation
Completion Timeline Approved by the School Board

• **Interim Condition #1 (2019-2020/21)**
  - Complete school and temporary entrances/field:
    - No on-site parking, full size athletic field, or direct/covered entrance for APS’ most fragile students
    - Lease all staff and visitor parking off-site

• **Interim Condition #2 (2020/21-2022)**
  - Begin use of 100 parking spaces at Penzance development
  - Lease remaining parking spaces needed off-site
  - Continue use of temporary entrances and field

• **Permanent Condition (2022-onward)**
  - Remove temporary entrances and field
  - Continue use of 100 parking spaces at Penzance development
  - Complete 93 space parking garage, athletic field, and covered entrance to lower level
Drainage Plan

18TH STREET NORTH
(VARIABLE WIDTH RIGHT OF WAY)

TEMPORARY FIRE STATION
(PHASE 2 — ULTIMATE CONDITION)

PR. UNDERGROUND PARKING BELOW

PR. 6" PVC

PR. 6" CONCRETE FLOOR (6000 CF)

WATER QUANTITY NARRATIVE – PHASE

AS DISCUSS IN THE MEETING WITH ARLINGTON COUNTY ON NOVEMBER 1, COUNTY ACKNOWLEDGES THAT, AS A RESULT OF THE CONSERVATIONS PROPOSED REQUIREMENTS WOULD BE DIFFICULT TO MEET DURING THE PHASE 1 INTEGRAL STORMWATER MANAGEMENT GAIN ON-LINE. AS POSSIBLE IN THE PHASE 1 INTEGRAL STORMWATER, A TEMPORARY FIRE STATION WOULD INFLUENCE REDUCTION IN THE GREEN ROOF, INTEGRAL HARVESTING FACILITY, I COLLECT WATER FROM THE CREATION ON AND ONLY THE STORAGE SYSTEM PHASE 2 ULTIMATE STORAGE REQUIREMENTS.

SEE THE WATER QUANTITY NARRATIVE ON SHEET C-423 FOR ADDITIONAL INFO.
Construction Schedule

- Feb 2017 – Abatement
- May 2017 – Demolition, 18th Street construction
- July 2017 – excavation
- September 2017 – foundation
- May 2019 – Substantial completion
- Sept 2019 – school open
Construction Hours

• Within the public right-of-way, except for work in 18th Street North
  – 9:00 a.m. to 3:30 p.m. Monday through Friday
  – 10:00 a.m. to 6:00 p.m. on weekends and holidays

• On-site construction, except for construction worker arrival to the construction site and indoor construction activity
  – 7:00 a.m. to 6:30 p.m. on weekdays
  – 10:00 a.m. to 6:30 p.m. on Saturdays, Sundays, and holidays
Site Logistics Plan

18th Street will be Access Point to Site - This Section of Street to be Redone as a Part of our Project

Trench/Excavation Project - By Others
Duration Approx March 2017 - August 2017

Deep Cut Elevation - 150’ (approx 30’ below Wilson Blvd)

Shallow Cut Elevation - 165’ (approx 15’ below Wilson Blvd)
Demolition MOT Plan

SIGNAGE KEY

1. CONSTRUCTION ENTRANCE AHEAD
   W20-1
   48” x 48”

2. END ROAD WORK
   G20-2
   48” x 24”

3. WORKING MAN
   W20-7
   48” x 48”
MOT Plan (7.2017 – 1.2018)
Construction Worker Parking

• Construction worker counts
  – 15 to 175

• Parking options
  – On-site (5-15 spaces)
  – Commercial garages (up to 100 spaces)
  – Churches/non-for-profit organizations (~50 spaces)