STRATFORD MIDDLE SCHOOL
RENOVATION AND ADDITION
ARLINGTON PUBLIC SCHOOLS

PFRC #5
September 02, 2015
SCHEDULE & RECENT MEETINGS
PROJECT SCHEDULE

PFRC & BLPC MEETINGS

- PFRC #4 (7/16) Revised Concepts
- BLPC #9 (8/03) Revised Concepts
- BLPC #10 (8/31) Revised Concepts
- → PFRC #5 (9/02) Revised Concepts
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<tr>
<th></th>
<th>2015</th>
<th>APR</th>
<th>MAY</th>
<th>JUN</th>
<th>JUL</th>
<th>AUG</th>
<th>SEP</th>
<th>OCT</th>
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<td><strong>BLPC (Bi-weekly)</strong></td>
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<td>4/8-#1</td>
<td>5/4-#3</td>
<td>6/1-#5</td>
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<td>8/03-#9</td>
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<td>7/16-#4</td>
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<td><strong>SCHOOL BOARD</strong></td>
<td>6/22</td>
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<td>8/11 Work Session</td>
<td>9/24 ** Concept Action</td>
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<td>11/17 SD Info</td>
<td>12/3 SD Action</td>
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** Delayed - TBD
RECENT MEETINGS

BLPC #9 - 8/03

- Reviewed 4 building schemes: Link, Terrace, Hill, and West
- Presented preliminary cost information
- Straw poll motions
  - Remove G2 and Hill Building
  - Majority favored Link Building, followed by Terrace Building
  - Unanimously in favor of the Old Dominion access connection
School Board Work Session - 8/11

- Preferred concept must meet the CIP budget
- Preferred concept should have support of all stakeholders
- SB members requested:
  - More information on RPA
  - Involvement of African-American community in the discussion of education about historic events
School Board Meeting - 8/13

- Stratford Historic Designation reviewed
- Community members testified about significance of historic event
- APS request that action be deferred until concept plan is chosen and further developed
- School Board stressed community collaboration to arrive at the best school possible within the given budget.
HALRB Workshop - 8/19

- Addition at either west end or east end of existing building is preferred
- C3/Link is unacceptable to HALRB - agree to disagree with APS
- C2/Terrace may be workable compromise with some modifications:
  - Field to remain centered
  - Reduce/remove plaza to retain more of existing site
RECENT MEETINGS

BLPC #10 - 8/31

• Reviewed 4 building schemes: Link, Terrace, West, and East
• Cost Challenge- Bring the schemes within budget
• Design team is investigating program reductions to all schemes
SITE AND MASSING UPDATE
Transportation & Site Access
• Provide safe routes to and from school and site for all users
• Provide enhanced multi-modal capacity to accommodate increased school population
• Improve site conditions for pedestrians, bicycles, and vehicles, including parking

Site Development
• Preserve and enhance site recreational uses
• Protect environmental resources, including trees and RPA area
• Address stormwater management

School Expansion and Modernization
• Maximize value of existing school for building and grounds for new population
• Add new elements strategically to create most effective school environment

Historic Resources
• Preserve the historic school
• Increase Opportunities to Acknowledge and Celebrate the People and Events Associated with 1959 Virginia Public School Desegregation
• Integrate Interpretation of historic Events into School Expansion and Modernization
Currently studying:

- Revisions to C2/Terrace to respond to HALRB concerns
- Continuing to develop C3
- Developing West scheme with Phase 1 only
- Revisiting scheme A3 (shifted out of RPA) as response to HALRB
- Working on versions of all schemes that meet the budget; which includes studying reduction in program of new addition to 35,000 sf.
ONGOING STUDIES

C2 - TERRACE

C3 - LINK

C4 - EAST

WEST
OPTIONS RESPONDING TO HALRB INPUT | 3
SITE OPTION A2 + “WEST” BUILDING

SITE PLAN - PHASE 1 + PHASE 2

- Site Option A2 shown
- Entry terrace from field up to addition level 1
- Thee levels of structured parking under building
- 195 parking spaces
- DPR fields reorganized
- Can also work with site options A1, C2 and C3
SITE OPTION A2 + “WEST” BUILDING

MASSING

- 97,000 gsf
- 5 floors (2 floors higher than existing building)
- All new program at west end of building
- New full size gym on levels 1 and 2
SITE OPTION C4 + “EAST” BUILDING

SITE PLAN - PHASE 1

- Drop-off under the new addition
- 153 parking spaces - same as existing
- Connects to Old Dominion
- Same tree impact as C2
A3 INVESTIGATIONS
CORRIDOR IMPROVEMENT OPTIONS

OPTION 1 - $
Expand existing corridor
• Columns will be in middle of the corridor
• Does not improve pinch point at stair
• New elevator serves addition

OPTION 2 - $$$
Create new corridor and new level 2 connection above level 1 roof
• Improves pinch point at stair
• New elevator in existing building will connect all 4 levels
• Requires modification to exterior
• Existing Structural & MEP Challenges
BLPC PREFERRED OPTIONS
Phase 1: 155 parking spaces
- Site drive is exit only in both directions with signal at Old Dominion
- Drive closed to traffic when not in use
- Field shifts south

Phase 2: 195 parking spaces
- Structured parking (2.5 levels) under renovated tennis and basketball courts with connection to Phase 2 addition. Access to garage from 23rd St.
"LINK” BUILDING

MASSING

PHASE 1:
• 45,000 gsf
• 3 floors at levels 1, 2, and 3 of existing building
• Enclosed atrium between existing building and new addition

PHASE 2:
• 52,000 gsf
• 4 floors (1 floor higher than existing building)
SITE OPTION C2
VACATION LANE TO OLD DOMINION WITH LEVEL 1 PLAZA

- Phase 1: 145 parking spaces
- Entry plaza at Level 1
- Drive for parent drop-off and pick-up; closed to traffic at other times. Entrance from Vacation lane or from Old Dominion
- Signal at Old Dominion
- Field shifted northeast

- Phase 2: 188 parking spaces
- Structured parking (2.5 levels) under renovated tennis and basketball courts with connection to Phase 2 addition. Access to garage from 23rd St.
"TERRACE" BUILDING

MASSING

PHASE 1:
• 45,000 gsf
• 2 floors at levels B and 1 of existing building

PHASE 2:
• 52,000 gsf
• 4 floors (1 floor higher than existing building)
• All drop-off and pick-up from Vacation Lane
• Expanded bus drop-off at existing location
• New parent drop-off loop on Vacation Lane
• No change to park or west parking
• Maximum field area
• 153 parking spaces
ONGOING STUDIES

Terrace Building
C2 Site

West Building
A2 Site

Link Building
C3 Site

East Building
C4 Site