STRATFORD MIDDLE SCHOOL
RENOVATION AND ADDITION
ARLINGTON PUBLIC SCHOOLS

DRC WORKSHOP
JUNE 3, 2015
PROJECT GOALS

APS CIP GOALS

- 1,000 Seats
- Open by start of 2019 school year
- Maximum project cost $29.2m
• Include historic preservation as criteria for site plan and massing evaluation

• Show how site plan and massing options respond to PFRC Stratford site principles

• Retain view of south facade and relationship of building to field as much as possible

• Explore new addition east of music wing

• Upcoming workshops on June 3 and July 15
H-B WOODLAWN BRICK REPAIR
EXISTING PROGRAM

BASEMENT

- MAIN ENTRY
- ENTRY
- BACK OF HOUSE

- Building Support
- Art
- Music
- Elective
- Performing Art
EXISTING PROGRAM

FIRST FLOOR

- Core Classrooms
- Admin.
- Clinic
- Special Ed.
- Elective
- Music
- Art
- Performing Arts
- Building Support
- Entry Points
- Main Entry
- Entry
- Back of House

Arlington Public Schools
Stratford Middle School - 7
EXISTING PROGRAM
SECOND FLOOR

- Cafeteria
- Building Support
- Admin.
- Clinic
- Core Classrooms
- Elective
- Special Ed.
- Physical Education

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Arlington Public Schools
Stratford Middle School - 8
EXISTING PROGRAM

SITE CONTEXT

Performing Arts
Media Center
Music
Gym
Cafeteria
BUILDING SITE GOALS

EXISTING BUILDING

• Existing circulation pattern
• Existing entry locations
BUILDING SITE GOALS

PHASE 1 OPPORTUNITIES / CHALLENGES

- Double-loaded corridor with natural light for classrooms
- Efficient connection to existing building circulation
- New entry that supports site access and circulation
- Accommodates future Phase 2
BUILDING SITE GOALS

PHASE 1 OPPORTUNITIES / CHALLENGES

- Double-loaded corridor with natural light for classrooms
- Efficient connection to existing building circulation
- New entry that supports site access and circulation
- Accommodates future Phase 2
Footprints of middle schools in Arlington overlaid onto the site to understand relative size and scale. Number of floors, building areas, and gsf/student:

- H-B Woodlawn/Stratford - 137,889 GSF
  - 691 students (200 GSF/student)
- Swanson - 136,358 GSF
  - 998 students (137 GSF/student)
- Williamsburg - 179,073 GSF
  - 1071 students (167 GSF/student)
- Gunston - 209,212 GSF
  - 871 students (240 GSF/student)
- Kenmore - 206,188 GSF
  - 893 students (231 GSF/student)
- Jefferson - 219,934 GSF
  - 851 students (258 GSF/student)
HISTORIC CHARACTER

ALTERATIONS AND ADDITIONS

1951

1995 Addition

2005 Addition

2015

1995 Addition
HISTORIC CHARACTER

ALTERATIONS AND ADDITIONS

Arlington Public Schools
Stratford Middle School - 1951
2005 Music Addition
1995 South Addition
1995 Renovation of former Auxiliary Gymnasium
1995 North Addition
1995 Renovation of former Home Economics Suite

1995 South Addition
2005 Music Addition
1995 South Addition
2005 Music Addition
1995 South Addition
2005 Music Addition

1951

1995 South Addition
1995 Renovation of former Auxiliary Gymnasium
2005 Music Addition
GUIDING PRINCIPLES FOR STRATFORD SCHOOL (APRIL 8, 2015)

HISTORIC CHARACTER

Principles of Civic Design

*Civic Values; Siting and Orientation; Building Form; Building Details and Materials*

Civic Values

*Historic and Cultural Resources (8 items)*

Siting and Orientation

*Transportation and Circulation (6 items)*
*Parks and Open Space (5 items)*
*Tree Preservation and Sustainability (3 items)*

Building Details and Materials

*Integration of Wireless Communications (1 item)*
*Lighting (1 item)*

Additional Guidance

*APS and DPR Joint Use Agreement (2 items)*
The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings

Key Standards for Rehabilitation Applicable to Stratford:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary of the Interior established ten Standards for Rehabilitation. “The standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the buildings historic character.”

Preservation, Restoration, Rehabilitation, Reconstruction
Character-defining features of a building are the “essential physical features that must be present for a property to represent its significance.” The Secretary of the Interior’s Standards state that the “historic building’s appearance may be defined by the form and detailing of its exterior materials...; interior materials...; and interior features...room configuration and spatial relationships, as well as structural and mechanical systems; and the building’s site and setting.”

- **Character-defining:** These are significant features that are related to the period of significance (1950, 1959) and have an exemplary degree of craftsmanship, originality, and/or connection to important historical figures and events. Ex. site elements, massing, fenestration patterns, stair towers, materials, spatial layout.

- **Individually significant:** These are features that have acquired significance over the years. They are not related to the period of significance but may have a good degree of craftsmanship, originality, and/or connection to important historical figures and events.
HISTORIC CHARACTER

CHARACTER-DEFINING FEATURES

SITE & EXTERIOR

• Site walls and stairs
• Overall massing
• Relationship to the topography
• Northwest and Southeast facades
• Main entry pavilion (limestone)
• Auditorium entry (thin awning)
• Stair towers, chimney
• Ribbon windows
• Framed windows
• Materials - glass block, yellow brick, limestone, sandstone (rubble stone)
• Classroom central block
• SW wing (Gym & Cafeteria)
• NE wing (Auditorium)
INTERIOR

• Spatial Layout
• Experiencing exterior materials and light inside
• Materials - terrazzo, buff glazed tile, turquoise tile, black soapstone, plaster, sandstone (rubble stone)
• Daylight - clerestory interior windows
• Doors, trim
• Built-in cabinetry
• Stairs, railings
• Fountain, pool
• Corridors
• Auditorium
• Auditorium Lobby
• Gymnasium
• Administration offices (partitions)
• Classrooms
BUILDING SITING AND MASSING | 5
<table>
<thead>
<tr>
<th>OPTIONS</th>
<th>A</th>
<th>A1</th>
<th>A2</th>
<th>A3</th>
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<tbody>
<tr>
<td>Minimizes adding traffic to intersections and streets that are currently challenging</td>
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<td>Minimizes impacts to local streets</td>
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<td>Doesn’t limit movement as doing so may contribute to congestion</td>
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<td>Separate transportation modes</td>
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<td>Provides adequate queuing and turning space for buses</td>
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<td>Provides adequate queuing space for parent drop-off</td>
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<td>Provides comfortable pedestrian and bicycle access</td>
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<td>Accommodates staff, visitor and park/rec parking</td>
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<td>Limit disturbance to existing DPR property</td>
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<td>Preserve and enhance existing field uses and site amenities on APS property</td>
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<td>Minimize environmental impacts; including: stormwater, non-permeable surfaces, heat island, RPA boundary</td>
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<td>Provided flexibility for phase 2</td>
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<td>Balance site and building costs ($ only includes road and concept regrading)</td>
<td>$ 0.5 - $1.0 M</td>
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<td>Provide an addition that enhances the arrival and internal circulation network</td>
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<td>Addition provides opportunity to meet spatial requirements of the Ed Spec and program</td>
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<td>Respect and compliment existing historic character</td>
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<td>Maximize building construction efficiency</td>
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<td>Provide optimal daylighting and learning environments</td>
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**KEY:**
- Satisfies criteria and already optimized
- Satisfies criteria but not yet optimized
- Could satisfy criteria with changes
- Does not satisfy criteria and satisfying criteria would be challenging

**TRANSPORTATION CRITERIA**

**SITE CRITERIA**

**BUILDING CRITERIA**
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Stratford Middle School - 23

POTENTIAL BUILDING SITES

BALL FIELD
TENNIS COURTS
BASKETBALL COURTS
PLAYING FIELD

OLD DOMINION / ROUTE 29
N VACATION LANE
MILITARY ROAD
LORCOM LANE
N PLAYING FIELD

STRATFORD / HB WOODLAWN
N. VACATION LANE
23RD STREET N
22ND STREET N
**OPTION A**

**ENHANCED ACCESS FROM VACATION LANE**

- All drop-off and pick-up from Vacation Lane
- Parent drop-off at north entrance
- New bus drop-off with stacking and queuing
- No change to park or west parking
- Maximum field area
- 140 parking spaces
- Cost: $0.5 M - $1.0 M
OPTION A1

ENHANCED ACCESS FROM VACATION LANE - SWITCH CAR & BUS

- 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
- 155 parking spaces
- Cost: $0.5 M - $1.0 M
OPTION A2
ENHANCED ACCESS FROM VACATION LANE

- All drop-off and pick-up from Vacation Lane
- Existing bus loop widened for more capacity
- Parent drop-off south of field
- Parking on parent drive
- No change to Park or west parking
- Maximum field area
- 148 parking spaces
- Cost: $1.0 M - $1.5M
OPTION A2
PRELIMINARY MASSING
OPTION A3

ADDITION AND NEW ACCESS ON VACATION LANE

- All drop-off and pick-up from Vacation Lane
- Exisitng bus loop widened for more capacity
- Phase 1 adjacent to music wing
- Parent drop-off loop south of new addition
- Field shifts west
- No change to Park or west parking
- 140 parking spaces
- Cost: $1.5 M - $2.0 M
OPTION A3
PRELIMINARY MASSING
OPTION A3

CIRCULATION AT PHASE 1 ADDITION

 Addition

Existing

SECTION

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

BASEMENT

FIRST FLOOR 292' 6"
SECOND FLOOR 305' 10"
THIRD FLOOR 319' 2"
BASEMENT 275' 2"

7' - 10" Corridor
OPTION C
VACATION LANE TO OLD DOMINION - HIGH ROAD

- Connection from Vacation Lane to Old Dominion
- Existing bus loop widened for more capacity
- New parent drive south of building
- Road at level of existing courtyard
- No change to park or west parking
- Field shifts south
- 160 parking spaces
- Cost: $1.5 M - $2.0 M
OPTION C
PRELIMINARY MASSING
OPTION C1
VACATION LANE TO OLD DOMINION - LOW ROAD

- Connection from Vacation Lane to Old Dominion
- Existing bus loop widened for more capacity
- New parent drive south of building
- Road at level of existing field
- Baseball field at park reconfigured
- Field shifts south
- 130 parking spaces
- Cost: $2.5 M - $3.0 M
OPTION C1
PRELIMINARY MASSING
• New drop-off drive from Old Dominion
• North drop-off loop still in use
• Park fields relocated within the loop
• Renovated entrance at existing building 2nd Floor
• Park access from 23rd St
• 120 parking spaces
• Cost: $3.5 M - $4.0M
OPTION G
PRELIMINARY MASSING
• HALRB Workshop - July 15, 2015