STRATFORD MIDDLE SCHOOL
RENOVATION AND ADDITION
ARLINGTON PUBLIC SCHOOLS

GALLERY WALK
JULY 22, 2015
PROJECT GOALS

APS CIP GOALS

Existing:
- 690 seats

Phase 1
- 1,000 Seats
- Open by start of 2019 school year
- Maximum project cost $29.2m

Phase 2
- Additional 300 seats
SCHEDULE & RECENT MEETINGS
## PROJECT SCHEDULE

<table>
<thead>
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<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>9/10 Concept Info</td>
<td>11/17 SD Info</td>
<td>12/3 SD Action</td>
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HISTORIC SIGNIFICANCE & CHARACTER
HISTORIC SIGNIFICANCE

STRATFORD JUNIOR HIGH

PERIOD OF SIGNIFICANCE:
1950 (original design & construction)
1959 (integration)
**HISTORIC SIGNIFICANCE**

**HISTORIC APPROACH AT INTEGRATION OF H-B WOODLAWN**

- Newsreel footage from day of integration on February 2, 1959 shows students getting dropped off on Old Dominion and entering the school via the door to the right of the gymnasium on that first day.

- During the rest of that week the students entered through the central stair tower.

- Entered gym door first day
- Entered central stair tower door rest of week
GUIDING PRINCIPLES FOR STRATFORD SCHOOL (JUNE 16, 2015)

Principles of Civic Design

Incorporate PFRC Principles of Civic Design: Civic Values; Siting and Orientation; Building Form; Building Details and Materials

Historic and Cultural Resources

Sensitively designed additions and renovations consistent with SOI’s Standards, respectful of front and rear elevations and culturally significant viewsheds; balance community needs of the site

Parks and Open Space

Consider most efficient use of existing public land regardless of existing property lands; no net loss of land for active recreations/sports and no reduction in sports programming for school/community.

Transportation

Improve pedestrian accessibility and circulation to and throughout the site; implement safe functional and cost effective design solutions for access to site via all modes of transportation.

APS/DPR Joint Use Agreement

Prepare a timeline that coincides with use permit application for APS/DPR MOU
HISTORIC CHARACTER
ALTERATIONS AND ADDITIONS

1951
2005 Music Addition
1995 South Addition
1995 Renovation of former Auxiliary Gymnasium
1995 North Addition
1995 Renovation of former Home Economics Suite
2005 Music Addition
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)
HISTORIC CHARACTER

CHARACTER-DEFINING FEATURES

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
EXISTING BUILDING AND PRELIMINARY PROGRAM
EXISTING PROGRAM

BASEMENT

MAIN ENTRY
ENTRY
BACK OF HOUSE

Building Support
Art
Elective
Performing Art

Music

Arlington Public Schools
Stratford Middle School - 14
EXISTING PROGRAM
SECOND FLOOR

- Admin.
- Clinic
- Core Classrooms
- Building Support
- Cafeteria
- Elective
- Special Ed.
- Physical Education
- MAIN ENTRY
- ENTRY
- BACK OF HOUSE

Arlington Public Schools
Stratford Middle School - 16
PRELIMINARY AREA REQUIREMENTS

1 Administration
2 Counseling Services
3 Student Services
4 Clinic
5 Food Services
6 Auxiliary Services
7 Media Center
8 Group Instruction / Performing Arts
9 Core Classrooms
10 Art
11 Music
12 Work & Family Studies
13 Physical Education
14 Technology Education
15 Elective Classrooms
16 Special Education & Instructional Support
17 Custodial Support
18 Building Support
19 Student Spaces

EXISTING

1000 STUDENTS
PRELIMINARY AREA REQUIREMENTS

1. Administration
2. Counseling Services
3. Student Services
4. Clinic
5. Food Services
6. Auxiliary Services
7. Media Center
8. Group Instruction / Performing Arts
9. Core Classrooms
10. Art
11. Music
12. Work & Family Studies
13. Physical Education
14. Technology Education
15. Elective Classrooms
16. Special Education & Instructional Support
17. Custodial Support
18. Building Support
19. Student Spaces

EXISTING

1000 STUDENTS
## MIDDLE SCHOOL COMPARISON

<table>
<thead>
<tr>
<th>School</th>
<th>Students</th>
<th>GSF/student</th>
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<tbody>
<tr>
<td>Swanson</td>
<td>998</td>
<td>137</td>
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<tr>
<td>Williamsburg</td>
<td>1071</td>
<td>167</td>
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<tr>
<td>Jefferson</td>
<td>851</td>
<td>258</td>
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<tr>
<td>Kenmore</td>
<td>893</td>
<td>231</td>
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<tr>
<td>Gunston</td>
<td>871</td>
<td>240</td>
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</table>

### APS AVERAGE

203 GSF/student

*Exclusive of H-B Woodlawn 6-12 Program*
SITE OPTIONS AND BUILDING MASSING
OPTION C2 - “TERRACE”

VACATION LANE TO OLD DOMINION WITH LEVEL 1 PLAZA - PHASE 1

- Connection from Vacation Lane to Old Dominion
- Can enter/exit from Old Dominion
- Existing bus loop widened for more capacity
- Entry/Drop-off Plaza at Level 1
- No change to park or west parking
- Field shifts east
- 144 parking spaces
OPTION C2 - “TERRACE”

VACATION LANE TO OLD DOMINION WITH LEVEL 1 PLAZA - PHASE 2

- Phase 2 addition at west of existing building
- 2 level parking garage (130 spaced) under addition at levels B and 1.
- DPR park redesigned with same program areas
- 188 parking spaces
OPTION C2 - “TERRACE”

LEVEL 1 PLAN, PHASE 1

LEGEND
- Existing Circulation
- Existing Program
- Proposed Circulation
- Proposed Program

- Media Center
- Entry Plaza
- Soccer and Ultimate Frisbee Field

[Map showing the plan with labels and measurements]
OPTION C2 - “TERRACE”

PHASE 2 PARKING GARAGE

- Approximately 65 spaces at each level
- Two-level garage (at levels 1 and B) would yield approximately 130 spaces.
- Would connect to building at Level 1
OPTION C2 - “TERRACE”

MASSING

Phase 2 addition

Phase 1 addition
OPTION C2 - “TERRACE”

PERSPECTIVE
OPTION C2 - “TERRACE”

SECTION - PHASE 1

THE TERRACE
PRECEDENTS

Perkins + Will - Springdale Park Elementary
OPTION C3 - “LINK”

VACATION LANE TO OLD DOMINION

- Expanded bus drop-off at existing location
- New parent drive from Vacation Lane to Old Dominion
- Entry Plaza/drop-off at west end of addition
- Signal at Old Dominion allows right and left exits
- No change to park or west parking
- Field shifts south
- 155 parking spaces
OPTION C3 - “LINK”

VACATION LANE TO OLD DOMINION - PHASE 2

- Phase 2 addition west of existing building
- Loading to cafeteria and kitchen covered
- Phase 2 parking garage under Stratford field
- No change to DPR park; park parking
- 203 parking spaces
OPTION C3 - “LINK”

PARKING UNDER THE FIELD - PHASE 2

- Parking garage under field: 135 spaces
- Can work with several schemes
- Field left at existing elevation (+ 280’).
OPTION C3 - “LINK”

LEVEL 1 PLAN - PHASE 1

LEGEND
- Existing Circulation
- Existing Program
- Proposed Circulation
- Proposed Program

- Soccer and Ultimate Frisbee Field
  +280'

- Lockers

- Auxiliary Gym

- +280'
- +290'
- +290'
- +270'

- +305'
- +312'

- 25' 0' 50' 100'
OPTION C3 - "LINK"

MASSING - PHASE 1

Phase 2 addition

Phase 1 addition
OPTION C3 - “LINK”

PERSPECTIVE
OPTION C3 - “LINK”

C3 “LINK” SECTION (PHASE 1)
PRECEDEENTS

Renzo Piano - Harvard Art Museum
PRESERVATION OPPORTUNITIES

RESTORE BURKETT’S ORIGINAL DESIGN INTENT
OPTION G2 - “HILL”
IN / OUT FROM OLD DOMINION W/ STRUCTURED PARKING

- Expanded bus drop-off at existing location
- New parent loop off of Old Dominion
- Signal at Old Dominion allows right and left exits
- 2 level structured parking under drop-off loop
- No change to Stratford field
- 195 parking spaces
OPTION G2 - “HILL”
IN / OUT FROM OLD DOMINION - PHASE 2

- Phase 2 addition south of Phase 1 addition
- 2 level structured parking under drop-off loop from Phase 1 provides enough parking for Phase 2 TDM.
- No change to Stratford field
- 195 parking spaces
OPTION G2 - “HILL”

LEVEL 2 PLAN

LEGEND
- Existing Circulation
- Existing Program
- Proposed Circulation
- Proposed Program

Garage below at Level 1

New Entry

Media Center below

Soccer and Ultimate Frisbee Field

+280’
OPTION G2 - “HILL”

PARKING GARAGE

• Approximately 65 spaces at each level

• Connection to Level 1 at new entry / existing Stratford entrance

• Two-level garage (at levels 1 and B) would yield approximately 130 spaces.
OPTION G2 - “HILL”

MASSING

Phase 2 addition

Phase 1 addition
OPTION G2 - "HILL"

PERSPECTIVE
SITE OPTION A1
ENHANCED VACATION LANE

- 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
SITE OPTION A2

ENHANCED VACATION LANE ACCESS - DRIVE SOUTH OF FIELD

- 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
## OPTION COMPARISON MATRIX

### SITE CRITERIA
- **Limit disturbance to existing DPR property**: Satisfies criteria and already optimized
- **Preserve and enhance existing field uses and site amenities on APS property**: Satisfies criteria but not yet optimized
- **Minimize environmental impacts: stormwater, non-permeable surfaces, RPA boundary**: Does not satisfy criteria and satisfying criteria would be challenging
- **Provided flexibility for phase 2**: Satisfies criteria and already optimized
- **Balance site and building costs ($ only includes road and concept regrading)**: Does not satisfy criteria and satisfying criteria would be challenging

### BUILDING CRITERIA
- **Provide an addition that enhances the arrival and internal circulation network**: Satisfies criteria but not yet optimized
- **Respect and compliment existing historic character**: Satisfies criteria and already optimized
- **Maximize building construction efficiency**: Could satisfy criteria with changes
- **Provide optimal daylighting and learning environments**: Satisfies criteria and already optimized

### OPTIONS
<table>
<thead>
<tr>
<th>A</th>
<th>A1</th>
<th>A2</th>
<th>C2 Terrace</th>
<th>C3 Link</th>
<th>G2 Hill</th>
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OPTIONS

GSF PER SCHEME

Existing = 140,000 GSF

Terrace = + 48,000 GSF

Link = + 50,000 GSF

Hill = + 47,000 GSF
OPEN SPACE ANALYSIS
## OPEN SPACE / IMPERVIOUS AREA

### PHASE 1

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<th>APS PROPERTY (383,328 SF)</th>
<th>DPR PROPERTY (172,609 SF)</th>
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<td>Roads / Paving</td>
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<td><strong>A/A1</strong></td>
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<td><strong>A2</strong></td>
<td>22.1%</td>
<td>26.2%</td>
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<tr>
<td><strong>C2</strong></td>
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<td><strong>C3</strong></td>
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<tr>
<td><strong>G2</strong></td>
<td>19.1%</td>
<td>25.8%</td>
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Note: Estimated percentages based on concept site plans. Paving includes existing sidewalk and proposed roads.
## OPEN SPACE / IMPERVIOUS AREA

### PHASE 1 + 2

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<th>APS PROPERTY + DPR PROPERTY (555,937 SF / 12.76 AC)</th>
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<td>C2</td>
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<td>C3</td>
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<tr>
<td>G2</td>
<td>13.9%</td>
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Note: Estimated percentages based on concept site plans. Paving includes existing sidewalk and proposed roads.
TREE IMPACT
• 346 trees identified on Stratford APS site by arborist

• Trees assigned priority levels 1-4 for preservation

• Do not have survey info or tree inventory for the DPR site
**EXISTING TREES**

**PRIORITY LEVEL 1**

**Priority Level 1:**

1 tree

A special tree that has intrinsic or generational value to the community; a desirable species that could continue to live after site changes. Trees on this level would add considerable value to site if retained.
Priority Level 2: 136 trees

A tree worth saving, may have great characteristics (such as form), worth the work to retain/save during construction. A tree of this level is in generally good condition and is not showing any signs of obvious hazard.
Priority Level 3: 131 trees

Trees at this level may be of an undesirable species, and may be stressed or in a state of decline. They may be severely leaning and generally have a short life expectancy.
Priority Level 4: 59 trees

Trees at this level may be dead, severely declining, or show presence of disease or pest that warrants removal. Includes trees that are at a high risk of becoming hazardous.
EXISTING TREES

PRIORITY LEVEL UNKNOWN

- 39 trees surveyed, but not included in arborist inventory
- Some located in DPR property
**EXISTING TREES**

**DPR PROPERTY**

- Estimated locations of trees on DPR property
• Site option C2 has the greatest impact on existing trees.
• Site regrading impacts trees even if they are not located on the proposed road.
OPTION C3 - TREE IMPACT

- Some trees impacted because field is shifted south
- Regrading for site road impacts trees northeast of Old Dominion
- Currently studying realignment of portion of road between entry plaza and Old Dominion to minimize tree impact
OPTION G2 - TREE IMPACT

- Minimal impact to APS property in Phase 1
- Impact is mostly on DPR property; trees shown are estimated based on aerial imagery.
- Phase 2 impact would be greater with addition along Old Dominion perpendicular to Phase 1 addition