

13 April 2015

MEETING NOTES

RE: BUILDING LEVEL PLANNING COMMITTEE #1
STRATFORD MIDDLE SCHOOL
ARLINGTON, VIRGINIA
31406600



2121 WARD PLACE, NW, 4TH FLOOR
WASHINGTON, DC 20037
202 298 6700

Meeting Date & Time: 8 April, 7:00-9:00 PM
Location: H-B Woodlawn Library

Attendees:

BLPC

Graham McBride – Asst. Principal H-B
Karen Gerry – Principal, Stratford Program
Renee Harber – Asst. Principal Swanson
Carol Burger – H-B Staff
Kathleen Meagher – Director, Secondary Education
Eve Reed – Cherrydale Representative
Ray Sendejas – Cherrydale Representative (Not Present)
Dot Green – Donaldson Run Representative
Susan Cunningham – Donaldson Run Representative
Amanda Davis – Maywood Representative
David Barish – Waverly Hills Representative (Not Present)
Doug Taylor – Woodmont Civic Association
Caroline Holt – Lyon Village Representative
Deb Pearson – PTA Taylor
Rohini Chopra – PTA ASFS
Whytni Kernodle – PTA Key (Not Present)
Joseph Delogu – PTA WMS (Not Present)
Michael Henry – PTA SMS
Laura Saul Edwards – PTA H-B Woodlawn
Jeff Turner – FAC Representative
Robert Dudka – HALRB Representative
Charles Craig – HALRB Representative
Rebecca Ballo – CPHD staff – Historic Preservation

APS Staff

John Chadwick – Assistant Superintendent for Facilities and Operations
Scott Prisco – Director, Design and Construction
Ben Burgin – Asst. Director, Design and Construction
Bill Herring – Project Manager, Design & Construction (Project Point of Contact)
Jim Meikle – Director, Maintenance

County Staff

Diane Probus – DPR
Jane Kim – DES

Design Team

Carl Elefante – Principal, Quinn Evans Architects
Dan Curry – Project Manager, Quinn Evans Architects
Julia Siple – Project Architect, Quinn Evans Architects
Atara Margolies – Project Architect, Quinn Evans Architects
Lauren Brandes – Oculus Landscape Design
Jim Elliott – Toole Design Group, Transportation

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This was the first meeting of the Stratford Middle School Building Level Planning Committee (BLPC). The BLPC is appointed by the Arlington School Board to assist the Facilities and Operations staff and advise the School Board on each major capital / renewal project.

Discussion points are summarized below. This summary presents Quinn Evans Architects' understanding of discussions, decisions, and recommended actions. We request that all attendees review these Meeting Notes and notify APS with recommended revisions or questions.

1. INTRODUCTIONS & BACKGROUND

- a. Scott Prisco (APS) introduced the BLPC process and thanked the BLPC members for contributing their input and time.
- b. Quinn Evans Architects was selected for this project because of their particular specialization and experience in historic and existing buildings and exemplary K-12 projects.
- c. All communication should be directed to Bill Herring from APS who will share, as relevant, with the rest of the project team.
- d. A lot of information will be presented during the BLPC meetings. BLPC members are encouraged to voice any concerns or need for additional time or information. The agendas and timeline can absorb some change.
- e. Information about each BLPC meeting, including the presentation slides and meeting notes, will be posted to the APS website.
<http://www.apsva.us/Page/29586>
- f. It was determined that from here forward, the project will be referred to as Stratford Middle School.

2. BACKGROUND & PROCESS

- a. School Board CIP process. "More Seats for Students"
 - i. The School Board adopted its FY 2015- FY 2024 Capital Improvement Plan in June 2014. This plan approved the addition of 1,300 secondary seats to be completed by September 2019.
 - ii. In the fall of 2014, three different sites were studied for the additional capacity.
 - iii. In December 2014, the School Board approved a new building at the Wilson site, relocating H-B Woodlawn and Stratford to the Wilson site, and converting the H-B Woodlawn building into a neighborhood middle school with 1,000 seats.
 - iv. The total capital improvement budget for the new seats at Wilson and Stratford is \$126,000,000. The Stratford project budget, including hard and soft costs, is \$29,200,000.
 - v. The school board has indicated 1,300 students is the maximum size of an Arlington middle school. While our current project is for 1,000 seats, the design team has been asked to consider the design implications of adding 300 seats down the road.
- b. Historic designation on the national, state, and local levels - Rebecca Ballo (CPHD staff) provided comments on the historic designation of the site and the review process.
 - i. This project was listed on the National Historic Register in 2004. It was listed on the Virginia Landmarks Register in 2003.
 - ii. The National Register of Historic Places is an honorary designation that has recognized the cultural and historic value of the building and site.
 - iii. In 1959 Stratford Junior High was the first Junior High to integrate in the state of Virginia. This fact, along with being an intact example of an international-style school building in Arlington County and was one of the most modern school buildings in the area when constructed, is why it is significant and has been listed on the National Register.



- iv. Within the past 2 weeks a letter of request has been made to designate Stratford Junior High as a local historic district.
 - v. If the project is listed on the local register, a zoning overlay will be added to the site that will trigger review by the Historic Affairs and Landmark Review Board (HALRB).
 - vi. Rebecca Ballo indicated County Staff would be able to coordinate to meet parallel milestones.
 - vii. Next meeting will include a summary of the Historic Review process and criteria.
- c. BLPC Role
- i. BLPC members are approved by the School Board and typically include 6 staff member, 6 parents, 2 representatives from the local civic associations, 1 Facility and Operations staff member, and other members as appropriate to the project (e.g. Historic Affairs).
 - 1. Because this is not a currently existing neighborhood middle school, this BLPC is a little larger.
 - 2. The BLPC will elect one of its members to serve as Chair.
 - 3. Students sometimes participate in the BLPC. Graham McBride indicated he would coordinate H-B Woodlawn student participants as needed for particular meeting topics.
 - 4. The role of the BLPC is to contribute to the design considerations of the site, community use, school environment pros and cons, circulation, architectural character, massing, and parking.
 - ii. Included in the meeting handout was the initial letter to the BLPC members. This letter describes the three responsibilities of the BLPC:
 - 1. Maintain focus on bringing the projects in on-time and within budget with the number of seats planned, at minimum. The budgets set for these projects are maximums. To the extent possible, the School Board requests the committees consider a range of costs. Efforts should be made to bring the projects in under the maximum dollars allocated, when possible;
 - 2. Work collaboratively with the County government, the neighborhood, and larger community to create plans that are broadly supported, incorporating possible cooperative efforts and join planning when practical and affordable;
 - 3. Consistent with Arlington Public School's Core Values and Strategic Plan Goal #4, work together to provide a design for an optimal learning environment that is flexible, energy efficient, sustainable, and accommodates the need for sufficient green space. The plans should acknowledge the history of each site.
 - iii. Check the APS website for ongoing updates to the BLPC role and process.
- d. Education Specifications (Ed Spec) describe the program use and area requirements. The Ed Specs are determined by the School Board and implemented with the experience of the design team and APS staff.
- e. PFRC – Public Facilities Review Committee
- i. While the BLPC's role is to review both the interior and exterior design considerations, the PFRC is focused on exterior concerns such as building siting, transportation, neighborhood circulation, architectural character, massing, community vision, environmental concerns, and parking.



3. GOALS

- a. The group review the APS mission, Vision, and 5 Strategic Goals. Refer to pages 13-14 of the presentation slides.
- b. APS CIP goals:
 - i. 1,000 seats
 - ii. Open by the start of 2019 school year
 - iii. Stay within a maximum \$29.2 project cost

4. PROJECT TEAM

- a. Carl Elefante presented history of Quinn Evans Architects (QEA) and a strong alignment of shared values on this project. Quinn Evans is excited by the potentials of this historic building and working with this group to create an exemplary learning environment.
- b. Dan Curry (QEA) presented slides of selected Quinn Evans middle school work.
- c. Lauren Brandes (Oculus Landscape Design) presented slides demonstrating Oculus's extensive experience in Arlington and integrating education and interactive play in the landscape.
- d. Dan Curry (QEA) shared work from Interface Engineering that demonstrates a strong background in sustainability and net zero schools.
- e. See presentation slide 26 for a list of the complete consultant team.

5. VISIONING - GROUP ACTIVITY

- a. Julia Siple and Atara Maragolies (QEA) led a group activity. The group was asked to fill in this sentence "This project will be a wonderful success if ____"
- b. A summary will be shared at the next meeting.

6. SCHEDULE

- a. The BLPC meetings will occur bi-weekly through November, with a break for most of July and August.
- b. PFRC meeting will occur monthly through November. BLPC members are encouraged to attend the PFRC meetings as available. While the committees are separate they share interacting mandates from the School Board. As the BLPC meetings progress, some issues may evolve that BLPC members may find compelling enough to track through both processes so that the conclusion is understood and moderated to maximize the objective of the Stratford project.
- c. Review presentation slide page 30 for the major milestones.
- d. The BLPC will continue to be involved in the project through construction
- e. Agendas for the meetings through Concept Design have been created. Refer to presentation slide page 32. This list of topics is helpful to reference to see how the project discussion is anticipated to progress. These agendas are flexible and will account for comments in the BLPC meetings and the course of discussion and decision making.

7. PROGRAM

- a. The Stratford Program will be temporarily relocated in 2017-2019, then moves to a new facility at the Wilson School site in 2019.
- b. The H-B Woodlawn program will occupy the building throughout the project construction and will relocate to Wilson School site (to be shared with the Stratford Program) in September 2019.
 - i. Considerations will be made to minimize construction impacts on the current students.
- c. The current building is approximately 142,000 square feet and serves 700-750 students. With the additional 300 ± students, the project team has calculated approximately 40,000 square feet of additional space is required to meet modern education requirements as outlined in the Education Specifications.





- d. The original building was constructed in 1949, with additions in 1994 and the music wing in 2005. The mechanical system was replaced in 2013.
- e. The County Department of Parks and Recreation own the land west of the building that includes the tennis courts, basketball courts, softball field, and all the parking area off of 23rd St.
- f. Sustainability goals
 - i. Every aspect of the new design will meet a minimum of LEED Silver targets.
 - ii. LEED will be a benchmark through Concept and Schematic design.
 - iii. APS and the design team are committed to the highest possible sustainability standards and targets. Sustainable opportunities are being studied and will be a focus of the discussion at future BLPC meetings.
 - iv. Once the scope of impact to the existing building is determined the project will determine if LEED certification will be feasible. LEED is not always possible if changes to the existing building are limited.

8. TRANSPORTATION

- a. Jim Elliott from Toole Design Group is the transportation planner on this project.
- b. Toole has worked on a number of APS projects and worked with Arlington to develop the Transportation Demand Management Plan.
- c. Toole is currently conducting field work to count and observe existing patterns and has conducted preliminary interviews with the current H-B and Stratford administrators.
- d. The analysis process will describe the patterns currently generated by the school and how the new neighborhood school will impact transportation patterns.
- e. Visitor surveys are being conducted at all APS middle schools.
- f. Strategies will be proposed to minimize future transportation impacts and to improve the safety, comfort, and convenience of walking, bicycling, and taking transit to the new school.
- g. Laura Saul Edwards asked about the impact of construction parking and traffic. Scott Prisco indicated that this will be considered during the design process and additional temporary parking will be arranged with nearby commercial or church establishments, if necessary.
- h. Parking spaces on DPR land are used for school parking. This will not change in the future but APS will be coordinating with DPR and the PFRC to determine the proper number of spaces.
- i. Pedestrian safety and crossing at Old Dominion is being analyzed.
 - i. An existing pedestrian tunnel under Old Dominion is blocked off due to security concerns. Use of this tunnel will be considered but presents many accessibility and safety challenges.
- j. If changes are made to Old Dominion, the project will need to get permits with VDOT.
 - i. APS and the design team have had preliminary conversations with VDOT that indicate the VDOT review process will be able to align with our schedule.

9. NEXT STEPS

- a. The next BLPC meeting is Monday, April 20, 7pm-9pm, in the H-B Woodlawn Library. An optional site walk will begin at 6:30pm at the main entrance.
- b. Bus arrival and departure observation periods are schedule for April 16th and 17th. Bill Herring will send more information.
- c. Graham McBride, the Assistant Principal at H-B Woodlawn, offered to show people around if they want to be more familiar with the building. Contact Bill Herring to coordinate.

- d. The next meeting will include activities that discuss learning environments. Please bring images that you feel capture positive learning environments attributes.

END OF MEETING NOTES

