STRATFORD MIDDLE SCHOOL
RENOVATION AND ADDITION
ARLINGTON PUBLIC SCHOOLS

BLPC MEETING #2
APRIL 20, 2015
AGENDA

1. Optional Site Walk
2. Review of Previous Meeting
3. Site Analysis & Principles
4. Site Planning Activity
5. Next Steps
"THIS PROJECT WILL BE A WONDERFUL SUCCESS IF....."

- SUSTAINABILITY & PERFORMANCE
- RESPECT FOR CONTEXT
- HIGH QUALITY LEARNING ENVIRONMENTS
- COMMUNITY NEEDS - PRESENT & FUTURE
- TRANSPORTATION & SAFETY
- SCHEDULE & PHASING
- PROCESS
“THIS PROJECT WILL BE A WONDERFUL SUCCESS IF.....”

VALUE STATEMENTS

• Provide high performance building systems that balance performance, cost, and ease of operation and maintenance.
• Uphold the Arlington Public School’s mission, vision, and strategic goals.
• Make value driven decisions that arrive at a solution that optimizes quality while minimizing cost.
• Carefully consider schedule, phasing, and construction logistics to deliver the project on time, while minimizing adverse impacts to ongoing operations of the school and the neighboring community.
• Provide site solutions, collaboratively with the Arlington County Parks and Recreation, which preserve open space and create educational and recreational opportunities for the school and the larger community.
• Provide design solutions that are respectful and mindful of the existing context, honoring the past while providing inspired learning environment that meet current and future needs.

• Create stimulating, innovative, adaptable and flexible learning environments that meet the needs of the whole child for years to come.

• Provide well considered multimodal transportation solutions that create safe routes to and from school.

• Create a resource for the community, both current and future, with a strong sense of place.

• Conduct a collaborative and transparent design process that engages the various stakeholders for the project.
“THIS PROJECT WILL BE A WONDERFUL SUCCESS IF…..”

SUSTAINABILITY & PERFORMANCE

• We can maintain it in a way which sustains great performance – “balance”
• The HVAC works consistently, seamlessly, and is able to be maintained as in design keeps in mind the person who maintains it
• If we meet our goals and do as little work as possible to the existing building
• If there is a successful transition of Stratford / H-B students out and 1,000 new middle school students
• If it is completed on time and the impact on communities, particularly traffic flows, are minimal and students and get to and from school safely
• It is a model for middle school modernization projects across the country; is completed on time and on budget
• It meets the needs of all our community members and its students and is finished on time!
• If it makes the most efficient use of the resources expended on it, toward a refreshingly beautiful space to learn, play and grow as a community
“THIS PROJECT WILL BE A WONDERFUL SUCCESS IF.....”

RESPECT FOR CONTEXT

• The historic design is honored and preserved and informs the design of the new addition
• The historic school building is impacted in the most minimal way with a sensitive new addition that connects in the fewest locations
• If the historic school and property are preserved and protected, but also made into a beautified and sustainable building and campus for the next century
“THIS PROJECT WILL BE A WONDERFUL SUCCESS IF…..”

HIGH QUALITY LEARNING ENVIRONMENTS

• We create a learning environment that stimulates and engages students; allows for flexibility and choice, and facilitates a strong sense of community
• If the instructional / social / emotional needs of our students’ remain its focus
• If in the fall of 2019, 1000 kids have a safe, innovative and inviting place to learn
• We thoughtfully and creatively accommodate additional seats, while stimulating an exciting learning environment
"THIS PROJECT WILL BE A WONDERFUL SUCCESS IF….."

COMMUNITY NEEDS - PRESENT & FUTURE

• It creates an environment in which students’ academic, social and recreational needs are served while creating minimal disruption to H-B and neighbors
• If it achieves its educational mission while respecting its neighbors
• Promotes the highest quality instruction while preserving the historical features of the Stratford building, and maximizes the open space at the site for school and community use
• APS students, staff and neighbors’ needs in 2040 are well served by additional seats, green space, shared use and access
• Provides new middle school seats on time by 2019, preserves as much green space as possible and the history of the building, creates new community center for the neighborhood
“THIS PROJECT WILL BE A WONDERFUL SUCCESS IF.....”

TRANSPORTATION & SAFETY

- The safety of “walkers” is addressed (concerned about Lee Highway)
- Rush hour traffic flows smoothly through the neighborhood
“THIS PROJECT WILL BE A WONDERFUL SUCCESS IF.....”

SCHEDULE & PHASING

- It is a model for middle school modernization projects across the country; is completed on time and on budget
- It meets the needs of all our community members and its students and is finished on time!
“THIS PROJECT WILL BE A WONDERFUL SUCCESS IF.....”

**PROCESS**

- We (and citizens in general) do not perceive that decisions have been already made about the project; if we focus on students in 2019 and 2039, if we focus on the right answer, not the easiest or most/least expensive; if we focus on small community of school
- No stakeholder or interested party thinks we found the perfect solution or design, but all think it is a very good one
ARRIVAL & DISMISSAL OBSERVATIONS

ARRIVAL - THURSDAY 4/16

- Arrival general orderly and without significant traffic back-ups.
- Traffic lighter than normal due to first period Town Hall.
- Some parents dropped off in the middle of the road on Vacation Lane or blocked the bus loop.
- Driveway from 23rd effectively one-way.
- Poor visibility at 23rd and Lorcom.
- Concern about speeding on Lorcom.
- Consider maintaining bifurcated bus drop-off and pick-up.
ARRIVAL & DISMISSAL OBSERVATIONS

DISMISSAL - FRIDAY 4/17

- Dismissal general orderly and without significant traffic back-ups; however, back-ups reported on other days, particularly early release days.

- Buses arrive in waves. Only 6-7 buses can fit in loop at a time.

- Some buses struggle to make left turn out of bus loop onto Vacation Lane.

- Discussion about possible alternative bus drop-off locations.

- Parents generally respectful of the rules but some did stop or stand in the “no stopping or standing” zone.
ACCESS & TRANSPORTATION
ACCESS & TRANSPORTATION
TRANSITION TO A NEIGHBORHOOD SCHOOL

Enlarged View
ACCESS & TRANSPORTATION

PEDESTRIAN CIRCULATION

- Old Dominion
- Continuity of sidewalks
- Visible crossings
- Speed of traffic
ACCESS & TRANSPORTATION

PARENT DROP-OFF

- Overlap with the buses
- Less easy to control
- Queuing
ACCESS & CIRCULATION

BUS CIRCULATION

• Two drop-off/pick-up locations

• Project 13 buses for 1,000 students and 17 buses for 1,300 students

• HB Woodlawn currently served by 13 buses

• Stratford currently served by 6 buses

• Williamsburg, 13 buses, 1074 enrollment, 61% eligible for transportation

• Swanson, 9 buses, 1003 enrollment, 41% eligible for transportation
• Areas of congestion
• Other challenges?
PARKING

- 153 spaces on the combined APS/DPR property
  - Approx. 59 spaces on APS property
  - Approx. 94 spaces on DPR property
- 158 spaces required by zoning for 1,000 seats
- 206 spaces required by zoning for 1,300 seats
- Parking requirements can be reduced through TDM
ACCESS & TRANSPORTATION

LOADING & WASTE
ACCESS & TRANSPORTATION

TOPOGRAPHY - STEEP SLOPES

- Over 40' of elevation change across the site
ACCESS & TRANSPORTATION

ENTRANCES & KEY PROGRAM

3
LIBRARY

2
CAFETERIA GYM
MAIN ENTRY

1
MUSIC STRATFORD
AUDITORIUM

B
MUSIC BLACKBOX
ART

Arlington Public Schools
Stratford Middle School - 25
ACCESS & TRANSPORTATION

ENTRANCES & KEY PROGRAM

3
LIBRARY

2
CAFETERIA  GYM
MAIN ENTRY

1
MUSIC
AUDITORIUM

B
MUSIC  BLACKBOX
ART

Arlington Public Schools
Stratford Middle School - 26
SITE SECTION

ACCESS & TRANSPORTATION

Arlington Public Schools
Stratford Middle School - 27
ACCESS & TRANSPORTATION

ADJACENT SITES

- Consider adjacent site uses
- Single-family homes, multi-family homes, park, & church
- Shared interests for site and facility use
ACCESS & TRANSPORTATION

BLPC 01 FOLLOW-UP

- Prioritize safety for all users
- Consider the complete trip
- Separate modes / minimize conflicts

Separate Modes

Other Site Needs:
- Maximize green/play space
- Limited locations for student arrival/dismissal
- Etc.
ACCESS & TRANSPORTATION

SEPARATE MODES

Thoughtfully Separate Modes
Minimize Conflicts
Mitigate Conflicts through Design
ACCESS & TRANSPORTATION

MINIMIZE CONFLICTS
ACCESS & TRANSPORTATION

MINIMIZE CONFLICTS
PRINCIPLES FOR PEDESTRIAN ACCESS

- Routes should be safe, comfortable, convenient, accessible, and continuous.
- Sidewalks should be wide enough to accommodate expected pedestrian flows.
- Pathways and crossings should be well-lit.
- Design should indicate pedestrian priority at driveways and crossings.
- Design should accommodate pedestrian desire lines. *Pedestrians do not walk at right angles!*
PRINCIPLES FOR BICYCLE ACCESS

- Routes should be safe, convenient, and comfortable for riders of all ages and abilities.
- Bicycle parking should:
  - Be secure, convenient, and covered.
  - Accommodate the range of bicycle types.
  - Be located along bicycle access routes.
  - Not conflict with pedestrian pathways.
- If bicyclists expected to share sidewalks, sidewalks should be wider (10 feet or more).
- Consider providing parking for kick scooters and skateboards.
ACCESS & TRANSPORTATION

PRINCIPLES FOR SCHOOL BUS ACCESS

- Preferred staging method: Single-file right wheel to the curb
- Optional staging method: Angled parking prior to loading
- Bus drop-off areas should be one-way in a counterclockwise direction.
- Bus drop-off and pick-up areas should not require children to walk between buses.
- The bus-loading zone should not straddle a pedestrian crossing.
ACCESS & TRANSPORTATION

PRINCIPLES FOR TRANSIT ACCESS

• There should be pedestrian access routes between transit stops and school entrances.
• Bus stops should be conveniently located near the school site.
• Bus stops should include a shelter.
• Bus headways and times should provide convenient travel for students and staff members.
ACCESS & TRANSPORTATION

PRINCIPLES FOR DROP-OFF/PICK-UP

- Drop-off/pick-up zones should be one-way, ideally in a counterclockwise direction.
- Design should include a loading/unloading zone located at the head of the drop-off/pick-up queue.
- Pedestrian connection from loading/unloading zone to expected entrance should be safe, convenient, and not require students to cross a vehicular path.
- Design should not require backward movement by vehicles.
HISTORY

STRATFORD JUNIOR HIGH SCHOOL LISTED NRHP
HISTORY

CURRENT CONDITION OF ORIGINAL BUILDING
OPEN SPACE
OPEN SPACE

EDUCATION

- Outdoor Classrooms
- Pedagogical landscape systems
OPEN SPACE
EXISTING RECREATION & SPORTS AREAS

- Playing Fields
  - Frisbee
  - Soccer
  - Softball
  - Dog walking

- Basketball
- Tennis
- Playground
- Track
OPEN SPACE

OUTDOOR AMENITY OPPORTUNITIES

- Disc Golf
- Community Garden
- Community Canine Area
- Bocce Courts
- Educational Edible Garden
- Rain Garden
- Healing Garden
- Labyrinth
- Neighborhood Playground
- Certified Wildlife Habitat
- Outdoor Wifi Hotspot
OPEN SPACE

VEGETATION & BUFFERS

- Arborist conducting tree survey
OPEN SPACE

STORMWATER MANAGEMENT

- Meet all stormwater requirements
- Piped systems and absorption
- Cisterns
- Biofilters/rain gardens
- Green roofs
- Resource Protection Area
OPEN SPACE

STORMWATER MANAGEMENT
OPEN SPACE
STORMWATER MANAGEMENT
**OPEN SPACE**

**BIO-DIVERSITY**

<table>
<thead>
<tr>
<th>Native Plant (Species/Photo)</th>
<th>Habitat Shaded</th>
<th>Full Sun</th>
<th>Partial Shade</th>
<th>Blooms</th>
<th>Height</th>
<th>Flowers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salvia Gigantea</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black-eyed Susan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eastern Bluebell</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Virginia Bluebells</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Winterberry / Ice-plant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cardinal Flower</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Poisonous Plants [2]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Access to daylight and views
OPEN SPACE
BUILDING ADDITION ORIENTATION

Annual Heating and Cooling Energy Consumption

Floor Plan: 60' x 170'

Arlington Public Schools
Stratford Middle School - 52
SITE PLANNING ACTIVITY
SITE PLANNING ACTIVITY

ELEMENTS

- Split into four groups
- Site Plans at 1” = 30’
- Bus drop-off
- Replacement parking
- New parking
- Phase 1 (40,000 gsf) blue building blocks
- Phase 2 (40,000 gsf) red building blocks
- Recreation elements
SITE PLANNING ACTIVITY

ELEMENTS

- Baseball field
- Tennis court
- Basketball court
- Playground (4,000 sf)
- Soccer field (165’ x 330’)
- Ultimate frisbee field (120’ x 360’)
- Running track (6 lanes)
SITE PLANNING
FIELD SIZE COMPARISON

SWANSON: 150’ X 300’
KENMORE: 200’ X 330’
BANNEKER: 75’ X 105’

160’ X 240’
105’ X 255’

Arlington Public Schools
Stratford Middle School - 56
NEXT STEPS

• BLPC #3 - May 4
• Followed up with County project manager, Elizabeth Diggs.
  • At 50% design
  • TDG will review and offer comments
• Attended Lee Highway Alliance forum on April 11.